EXHIBIT X
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 Downtown Oakland Specific Plan 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 Downtown Oakland Specific Plan 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-1 is the first mitigation measure identified by the EIR in Section E, 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 and Planning				
Implementation of the project would not result in any significant land use impacts.				
B. Traffic and Transportation				
Mitigation Measure TRANS-1: The Specific Plan shall include an implementation measure that requires the City of Oakland as part of the planning and design process for bicycle or transit improvements to collaborate with AC Transit and other stakeholders to address multimodal impacts on streets and corridors where both low stress bike facilities and bus-only lanes are being considered. that The Plan shall establish the prioritized transportation modes; consider the corridor's physical characteristics and expected land use; incorporate input from the community; evaluate multi-modal safety, travel markets, transportation and land use compatibility, and stakeholder inputs; and identify. The design features that support the prioritized transportation modes prior to beginning final design.	Responsible Party: Department of Transportation Action: Prepare a multimodal plan prior to installing low stress bike facilities on streets that may also have bus-only lanes.	On-going as low stress bicycle facilities are designed and implemented where bus-only lanes may also be planned.	Department of Transportation	
Mitigation Measure TRANS-2: The Specific Plan shall include an implementation measure that requires the City of Oakland within the near-term (1 to 5 years) to undertake and complete a Diagnostic Study as outlined in SCA-TRANS-7: Railroad Crossing (#80) to identify and implement the suite of improvements to enhance multi-modal safety along the railroad tracks including the elements necessary for a Quiet Zone through Jack London District. The study shall identify the schedule and potential funding for implementing the suite of improvements resulting from the study and the City as the lead agency would design and construct the improvements, relying on outside agency funding. Any proposed improvements must be coordinated with California Public Utility Commission (CPUC) and affected railroads; all necessary permits/approvals must be obtained, including a GO 88-B Request (Authorization to	Responsible Party: Department of Transportation Action: In collaboration with the California Public Utilities Commission (CPUC) and the railroad prepare a railroad diagnostic study for the railroad corridor through Jack London District.	Three years	Department of Transportation shall: a) Allocate funding in the upcoming budget cycle b) Verify that the diagnostic study was completed	

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Alter Highway Rail Crossings).				
Mitigation Measure TRANS-3: No other feasible mitigation measures, beyond TDM measures, are available to reduce the effect development under the Specific Plan would have on the adversely affected roadway segments.	Responsible Party: Applicants of individual projects. Action: Monitor TDM effectiveness for individual projects as prescribed in the COAs and described in the Transportation Impact Review Guidelines (TIRG).	On-going as development occurs.	Bureau of Building and Bureau of Planning Verify TDM monitoring was completed per the COAs and that actions required by the TDM monitoring are implemented.	
Cumulative Mitigation Measure TRANS-1: Implement Impact TRANS-2.				
Cumulative Mitigation Measure TRANS-2: No other feasible mitigation measures, are available to reduce the effect development under the Specific Plan would have on the adversely affected roadway segments.				
SCA-TRANS-1: Construction Management Plan (#13) *Prior to issuance of a demolition, grading, or building permit.* Requirement: Prior to the issuance of the first construction-related permit, the project applicant and his/her general contractor shall submit a Construction Management Plan (CMP) for review and approval by the Bureau of Planning, Bureau of Building, and other relevant City departments such as the Fire Department, Department of Transportation, and the Public Works Department as directed. The CMP shall contain measures to minimize potential construction impacts including measures to comply with all construction-related Conditions of Approval (and mitigation measures	N/A	N/A	N/A	

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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				
SCA-TRANS-2: Construction Activity in the Public Right-of-Way (#75) *Prior to issuance of a demolition, grading, or building permit.* **a. Obstruction Permit Required** Requirement: The project applicant shall obtain an obstruction permit from the City prior to placing any temporary construction-related obstruction in the public right-of-way, including City streets, sidewalks, bicycle facilities, and bus stops. **b. Traffic Control Plan Required** Requirement: In the event of obstructions to vehicle or bicycle travel lanes, bus stops, or sidewalks, the project applicant shall submit a Traffic Control Plan to the City for review and approval prior to obtaining an obstruction permit. The project applicant shall submit evidence of City approval of the Traffic Control Plan with the application for an obstruction permit. The Traffic Control Plan shall contain a set of comprehensive traffic control measures for auto, transit, bicycle, and pedestrian accommodations (or detours, if accommodations are not feasible), including detour signs if required, lane closure procedures, signs, cones	a. Department of Transportation b. Department of Transportation c. N/A	a. Prior to approval of construction-related permit b. Prior to approval of construction-related permit c. Prior to building permit final	a. Department of Transportation b. Department of Transportation c. Department of Transportation	

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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. **c. Repair of City Streets** Requirement: The project applicant shall repair any damage to the public right-of way, including streets and sidewalks, caused by project construction at his/her expense within one week of the occurrence of the damage (or excessive wear), unless further damage/excessive wear may continue; in such case, repair shall occur prior to approval of the final inspection of the construction-related permit. All damage that is a threat to public health or safety shall be repaired immediately.				
SCA-TRANS-3: Bicycle Parking (#76) *Prior to issuance of a demolition, grading, or building permit.* Requirement: The project applicant shall comply with the City of Oakland Bicycle Parking Requirements (chapter 17.118 of the Oakland Planning Code). The project drawings submitted for construction-related permits shall demonstrate compliance with the requirements.				
SCA-TRANS-4: Transportation Improvements (#77) *Prior to issuance of a demolition, grading, or building permit.* Requirement: 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	Bureau of Building; Department of Transportation	Prior to building permit final or as otherwise specified	Bureau of Building	

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and shall obtain all necessary permits and approvals from the City and/or other applicable regulatory agencies such as, but not limited to, Caltrans (for improvements related to Caltrans facilities) and the California Public Utilities Commission (for improvements related to railroad crossings), prior to installing the improvements. To implement this measure for intersection modifications, the project applicant shall submit Plans, Specifications, and Estimates (PS&E) to the City for review and approval. All elements shall be designed to applicable City standards in effect at the time of construction and all new or upgraded signals shall include these enhancements as required by the City. All other facilities supporting vehicle travel and alternative modes through the intersection shall be brought up to both City standards and ADA standards (according to Federal and State Access Board guidelines) at the time of construction. Current City Standards call for, among other items, the elements listed below: a. 2070L Type Controller with cabinet accessory b. GPS communication (clock) c. Accessible pedestrian crosswalks according to Federal and State Access Board guideline 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				

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with other signals along corridor p. Signal timing plans for the signals in the coordination group q. By-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)				
SCA-TRANS-5: Transportation and Parking Demand Management (#78) *Prior to issuance of a final inspection of the building permit.* **a. Transportation and Parking Demand Management (TDM) Plan Required** Requirement: The project applicant shall submit a Transportation and Parking Demand Management (TDM) plan for review and approval by the City. i. The goals of the TDM Plan shall be the following: • Reduce vehicle traffic and parking demand generated by the project to the maximum extent practicable. • Achieve the following project vehicle trip reductions (VTR): o Projects generating 50 to 99 net new AM or PM peak hour vehicle trips: 10% VTR. o Projects generating 100 or more net new AM or PM peak hour vehicle trips: 20% 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. ii. TDM Plan should include the following: • Baseline existing conditions of parking and curbside regulations within the surrounding neighborhood that could affect the effectiveness of TDM strategies, including inventory of parking space and occupancy if applicable.	a. Bureau of Planning b. Bureau of Building c. Department of Transportation	a. Prior to approval of planning application b. Prior to building permit final c. Ongoing	a. N/A b. Bureau of Building c. Department of Transportation	

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• Proposed TDM strategies to achieve VTR goals (see below). iii. For employers with 100 or more employees at the subject site, the TDM Plan shall also comply with the requirements of the Oakland Municipal Code Chapter 10.68 Employer-Based Trip Reduction Program. iv. The following TDM strategies must be incorporated into a TDM Plan based on a project location or other characteristics. When required, these mandatory strategies should be identified as a credit toward a project's VTR. v. 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 Bicycle Parking Ordinance (chapter 17.117 of the Oakland Planning Code), and shower and locker facilities in commercial developments that exceed the requirement. • Construction of and/or access to bikeways per the Bicycle Master Plan; construction of priority Bikeway Projects, on-site signage and bike lane striping. • Installation of safety elements per the Pedestrian Master Plan (such as cross walk 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, trash receptacles per the Pedestrian Master Plan Update, the Master Street Tree List and Tree Planning 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)			

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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 sponsor and subject to review by the City, if the employees or residents use transit or commute by other alternative modes. • Provision of an ongoing contribution to 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 or streetcar service; and 3) Establishment of new shuttle service. The amount of contribution (for any of the above scenarios) would be based upon the cost of establishing new shuttle service (Scenario3). • 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. • Onsite carpooling and/or vanpooling program that includes preferential (discounted or free) parking for carpools and vanpools. • Distribution of information concerning alternative transportation options.				

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• Parking spaces sold/leased separately for residential units. Charge employees for parking or provide a cash incentive or transit pass alternative to a free parking space in commercial properties. • Parking management strategies; including attendant/valet parking and shared parking spaces. • Requiring tenants to provide opportunities and the ability to work off-site. • Allow employees or residents to adjust their work schedule in order to complete the basic work requirement of five eight-hour workdays by adjusting their schedule to reduce vehicle trips to the worksite (e.g., working four, ten-hour days; allowing employees to work from home two days per week). • Provide or require tenants to provide employees with staggered work hours involving a shift in the set work hours of all employees at the workplace or flexible work hours involving individually determined work hours. The TDM Plan shall indicate the estimated VTR for each strategy proposed 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. **b. TDM Implementation – Physical Improvements** Requirement: 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				

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project. **c. TDM Implementation – Operational Improvements** Requirement: For projects that generate 100 or more net new AM or PM peak hour vehicle trips and contain ongoing operational VTR strategies, the project applicant shall submit an annual compliance report for the first 5 years following completion of the project (or completion of each phase for phased projects) for review and approval by the City. The annual report shall document the status and effectiveness of the TDM program, including the actual VTR achieved by the project during operation. If deemed necessary, the City may elect to have a peer review consultant, paid for by the project applicant, review the annual report. If timely reports are not submitted and/or the annual reports indicate that the project applicant has failed to implement the TDM Plan, the project will be considered in violation of the Conditions of Approval and the City may initiate enforcement action as provided for in these Conditions of Approval. The project shall not be considered in violation of this Condition if the TDM Plan is implemented but the VTR goal is not achieved.				
SCA-TRANS-6: Transportation Impact Fee (#79) *Prior to issuance of a demolition, grading, or building permit.* Requirement: The project applicant shall comply with the requirements of the City of Oakland Transportation Impact Fee ordinance (chapter 15.74 of the Oakland Municipal Code).				
SCA-TRANS-7: Railroad Crossings (#80) *Prior to issuance of a demolition, grading, or building permit.* Requirement: The project applicant shall submit for City review and approval a Diagnostic Review to evaluate potential impacts to at-grade railroad crossings resulting from project-related traffic. In general, the major types of impacts to consider are collisions				

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between trains and vehicles, trains and pedestrians, and trains and bicyclists. The Diagnostic Review shall include specific traffic elements, such as roadway and rail description, accident history, traffic volumes (all modes, including pedestrian and bicyclist crossing movements), train volumes, vehicular speeds, train speeds, and existing rail and traffic control. Where the Diagnostic Review identifies potentially substantially dangerous crossing conditions at at-grade railroad crossings caused by the project, measures relative to the project's traffic contribution to the crossings shall be applied through project redesign and/or incorporation of the appropriate measures to reduce potential adverse impacts at the crossings. These measures may include, without limitation, the following: a. Installation of grade separations at crossings, i.e., physically separating roads and railroad tracks by constructing overpasses or underpasses b. Improvements to warning devices at existing highway rail crossings that are impacted by project traffic c. Installation of additional warning signage d. Improvements to traffic signaling at intersections adjacent to crossings, e.g., signal preemption e. Installation of median separation to prevent vehicles from driving around railroad crossing gates f. Where sound walls, landscaping, buildings, etc. would be installed near crossings, maintaining the visibility of warning devices and approaching trains g. Prohibition of parking within 100 feet of the crossings to improve the visibility of warning devices and approaching trains h. Construction of pull-out lanes for buses and vehicles transporting hazardous materials i. Installation of vandal-resistant fencing or walls to limit the access of pedestrians onto the railroad right-of-way j. Elimination of driveways near crossings				

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
k. Increased enforcement of traffic laws at crossings l. Rail safety awareness programs to educate the public about the hazards of highway-rail grade crossings Any proposed improvements must be coordinated with California Public Utility Commission (CPUC) and affected railroads and all necessary permits/approvals obtained, including a GO 88-B Request (Authorization to Alter Highway Rail Crossings). The project applicant shall implement the approved measures during construction of the project.				
SCA-TRANS-8: Plug-In Electric Vehicle (PEV) Charging Infrastructure (#81) *Prior to issuance of a demolition, grading, or building permit.* **a. PEV-Ready Parking Spaces** Requirement: The applicant shall submit, for review and approval of the Building Official and the Zoning Manager, plans that show the location of parking spaces equipped with full electrical circuits designated for future PEV charging (i.e. "PEV-Ready) per the requirements of Chapter 15.04 of the Oakland Municipal Code. Building electrical plans shall indicate enough electrical capacity to supply the required PEV-Ready parking spaces. **b. PEV-Capable Parking Spaces** Requirement: The applicant shall submit, for review and approval of the Building Official, plans that show the location of inaccessible conduit to supply PEV-capable parking spaces per the requirements of Chapter 15.04 of the Oakland Municipal Code. Building electrical plans shall indicate enough electrical capacity to supply the required PEV-capable parking spaces. **c. ADA-Accessible Spaces** Requirement: 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-				

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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).				
C. Air Quality				
Mitigation Measure AIR-1: Reduce Operational Emissions. Proposed projects that would exceed the current BAAQMD's screening criteria for operational criteria air pollutant emissions shall retain a qualified air quality consultant to quantify criteria air pollutant emissions and identify measures, as needed, to reduce the project's average daily emissions below 54 pounds per day for ROG, NO_x, and $PM_{2.5}$ and 82 pounds per day for PM_{10}, and reduce the maximum annual emissions below 10 tons per year for ROG, NO_x, and $PM_{2.5}$ and 15 tons per year for PM_{10}. 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. Such measures may include, but are not limited to, the following: ▪ For any proposed refrigerated warehouses or large (greater than 20,000 square feet) grocery retailers, provide electrical hook-ups for diesel trucks with Transportation Refrigeration Units at the loading docks. ▪ Use low- and super-compliant VOC architectural coatings in building construction and when maintaining buildings. "Low-VOC" refers to paints that meet the more stringent regulatory limits in South Coast Air Quality Management District Rule 1113; however, many manufacturers have reformulated to levels well below these limits. These are referred to as "Super-Compliant" architectural coatings. ▪ Other measures that are shown to effectively reduce criteria air pollutant emissions on-site or off-site if emissions reductions are realized within the SFBAAB. Measures to reduce emissions on-site are preferable to off-site emissions reductions.	Project Sponsor	Prior to the issuance of building permits	Bureau of Building	

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The feasibility or effectiveness of Mitigation Measure AIR-1 is unknown at this time. Therefore, impacts associated with implementation of the Specific Plan and reasonably foreseeable development expected to occur in the Plan Area over the next 20 years would be conservatively significant and unavoidable with mitigation. It should be noted that most future development projects in the Plan Area are not expected to exceed the BAAQMD's operational screening criteria (Table V.C-5, as updated by the BAAQMD) and therefore the identification of this significant impact does not preclude the finding of future less-than-significant impacts for subsequent projects that comply with applicable screening criteria or meet the City's significance thresholds for operational emissions of criteria air pollutants. It should also be noted that if a future development project exceeds the City's significance thresholds for operational emissions of criteria air pollutants after implementation of Mitigation Measure AIR-1, the emissions could substantially contribute to and exacerbate existing air quality conditions in the region (specifically ozone), but unlike TACs would generally not pose a health risk that is specific to the local community.				
SCA-AIR-1: Dust Controls – Construction Related (#20) Applicable To: All projects involving construction activities. Requirement: The project applicant shall implement all of the following applicable dust control measures during construction of the project: a) Water all exposed surfaces of active construction areas at least twice daily. Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever feasible.	N/A	During construction	Bureau of Building	

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
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 demolition activities (if any) shall be suspended when average wind speeds exceed 20 mph. f) All trucks and equipment, including tires, shall be washed off prior to leaving the site. g) Site accesses to a distance of 100 feet from the paved road shall be treated with a 6 to 12 inch compacted layer of wood chips, mulch, or gravel. [**Enhanced Controls**: All "Basic" controls listed above plus the following controls if the project involves: Extensive site preparation (i.e., the construction site is four acres or more in size); or Extensive soil transport (i.e., 10,000 or more cubic yards of soil import/export).] h) Apply and maintain vegetative ground cover (e.g., hydroseed) or non-toxic soil stabilizers to disturbed areas of soil that will be inactive for more than one month. Enclose, cover, water twice daily, or apply (non-toxic) soil stabilizers to exposed stockpiles (dirt, sand, etc.). i) Designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off-site. Their duties shall include holidays and weekend periods when work may not be in progress. j) When working at a site, install appropriate wind breaks (e.g., trees, fences) on the windward side(s) of the site, to minimize wind-blown dust. Windbreaks must have a maximum 50 percent air porosity.				

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k) Post a publicly visible large on-site sign that includes the contact name and phone number for the project complaint manager responsible for responding to dust complaints and the telephone numbers of the City's Code Enforcement unit and the Bay Area Air Quality Management District. When contacted, the project complaint manager shall respond and take corrective action within 48 hours. l) All exposed surfaces shall be watered at a frequency adequate to maintain minimum soil moisture of 12 percent. Moisture content can be verified by lab samples or moisture probe.				
SCA-AIR-2: Criteria Air Pollutant Controls – Construction Related (#21) Applicable To: All projects involving construction activities. Requirement: The project applicant shall implement all of the following applicable basic control measures for criteria air pollutants during construction of the project as applicable: a) Idling times on all diesel-fueled commercial vehicles over 10,000 lbs. shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to two minutes (as required by the California airborne toxics control measure Title 13, Section 2485, of the California Code of Regulations). Clear signage to this effect shall be provided for construction workers at all access points. b) Idling times on all diesel-fueled off-road vehicles over 25 horsepower shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to two minutes and fleet operators must develop a written policy as required by Title 23, Section 2449, of the California Code of Regulations ("California Air Resources Board Off-Road Diesel Regulations"). c) All construction equipment shall be maintained and properly tuned in accordance with the	Basic Controls: N/A Enhanced Controls: Bureau of Planning	Basic Controls: During construction Enhanced Controls: Prior to issuance of a construction-related permit	Basic Controls: Bureau of Building Enhanced Controls: Bureau of Planning	

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. Equipment check documentation should be kept at the construction site and be available for review by the City and the Bay Area Air Quality District as needed. d) Portable equipment shall be powered by grid electricity if available. If electricity is not available, propane or natural gas generators shall be used if feasible. Diesel engines shall only be used if grid electricity is not available and propane or natural gas generators cannot meet the electrical demand. e) Low VOC (i.e., ROG) coatings shall be used that comply with BAAQMD Regulation 8, Rule 3: Architectural Coatings. f) All equipment to be used on the construction site shall comply with the requirements of Title 13, Section 2449, of the California Code of Regulations ("California Air Resources Board Off-Road Diesel Regulations") and upon request by the City (and the Air District if specifically requested), the project applicant shall provide written documentation that fleet requirements have been met. [**Enhanced Controls**: All "Basic" controls listed above plus the following controls if the project involves: Construction activities with average daily emissions exceeding the CEQA thresholds for construction activity, currently 54 pounds per day of ROG, NOx, or PM2.5 or 82 pounds per day of PM10. In most cases, criteria pollutants from construction will not require SCA measures, but analysis must be performed to determine applicability for projects that exceed 100,000 square feet of non-residential development or 200 residential dwelling units. **a) Criteria Air Pollutant Reduction Measures** Requirement: The project applicant shall retain a qualified air quality consultant to identify criteria air pollutant reduction measures to reduce the project's				

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average daily emissions below 54 pounds per day of ROG, NOx, or PM2.5 or 82 pounds per day of PM10. Quantified emissions and identified reduction measures shall be submitted to the City (and the Air District if specifically requested) for review and approval prior to the issuance of building permits and the approved criteria air pollutant reduction measures shall be implemented during construction. **b) Construction Emissions Minimization Plan** Requirement: 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: 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. **c) Construction Emissions Minimization Plan (if required by a above)** Requirement: The project applicant shall prepare a Construction Emissions Minimization Plan (Emissions Plan) for all identified DPM reduction measures (if any). The Emissions Plan shall be submitted to the City (and the Bay Area Air Quality District if specifically requested)				

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for review and approval prior to the issuance of building permits. The Emissions Plan shall include the following: i. An equipment inventory summarizing the type of off-road equipment required for each phase of construction, including the equipment manufacturer, equipment identification number, engine model year, engine certification (tier rating), horsepower, and engine serial number. For all VDECS, the equipment inventory shall also include the technology type, serial number, make, model, manufacturer, CARB verification number level, and installation date. 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.				
SCA-AIR-3: Diesel Particulate Matter Controls-Construction Related (#22) Applicable To: All projects involving construction activities involving greater than 100 dwelling units or 50,000 square feet of non-residential floor area OR for any project involving construction activities involving greater than 50 dwelling units or 25,000 square feet of non-residential floor area for any area defined as needing "Best Practices" or needing "Further Study" on the BAAQMD Healthy Places Map (http://www.baaqmd.gov/plans-and- climate/planning-healthy-places) which are typically within 1000 feet of a freeway or along major thoroughfares. **a) Diesel Particulate Matter Reduction Measures** Requirement: The project applicant shall implement appropriate measures during construction to reduce potential health risks to sensitive receptors due to exposure to diesel particulate matter (DPM) from construction emissions. The project applicant shall choose one of the following methods: i. The project applicant shall retain a qualified air quality consultant to prepare a Health Risk	a. Bureau of Planning b. Bureau of Planning	a. Prior to issuance of a construction related permit (i), during construction (ii) b. Prior to issuance of a construction related permit	a. Bureau of Building b. Bureau of Building	

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Assessment (HRA) in accordance with current guidance from the California Air Resources Board (CARB) and Office of Environmental Health and Hazard Assessment to determine the health risk to sensitive receptors exposed to DPM from project construction emissions. The HRA shall be submitted to the City (and the Air District if specifically requested) for review and approval. If the HRA concludes that the health risk is at or below acceptable levels, then DPM reduction measures are not required. If the HRA concludes that the health risk exceeds acceptable levels, DPM reduction measures shall be identified to reduce the health risk to acceptable levels as set forth under subsection b below. Identified DPM reduction measures shall be submitted to the City for review and approval prior to the issuance of building permits and the approved DPM reduction measures shall be implemented during construction. -or- ii. All off-road diesel equipment shall be equipped with the most effective Verified Diesel Emission Control Strategies (VDECS) available for the engine type (Tier 4 engines automatically meet this requirement) as certified by CARB. The equipment shall be properly maintained and tuned in accordance with manufacturer specifications. This shall be verified through an equipment inventory submittal and Certification Statement that the Contractor agrees to compliance and acknowledges that a significant violation of this requirement shall constitute a material breach of contract. **b) Construction Emissions Minimization Plan (if required by a above)** Requirement: The project applicant shall prepare a Construction Emissions Minimization Plan (Emissions Plan) for all identified DPM reduction measures (if any). The Emissions Plan shall be submitted to the City (and the Bay Area Air Quality District if specifically requested)				

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for review and approval prior to the issuance of building permits. The Emissions Plan shall include the following: i. An equipment inventory summarizing the type of off-road equipment required for each phase of construction, including the equipment manufacturer, equipment identification number, engine model year, engine certification (tier rating), horsepower, and engine serial number. For all VDECS, the equipment inventory shall also include the technology type, serial number, make, model, manufacturer, CARB verification number level, and installation date. ii. A Certification Statement that the Contractor agrees to comply fully with the Emissions Plan and acknowledges that a significant violation of the Emissions Plan shall constitute a material breach of contract.				
SCA-AIR-4: Exposure to Air Pollution (Toxic Air Contaminants) (#23) Applicable To: All projects that meet all of the following criteria: a) The project involves any of the following sensitive land uses: i. Residential uses (new dwelling units, excluding secondary units); or ii. New or expanded schools, daycare centers, parks, nursing homes, or medical facilities; and b) The project is located within 1,000' (or other distance as specified below) of one or more of the following sources of air pollution: i. Freeway; ii. Roadway with significant traffic (at least 10,000 vehicles/day); iii. Rail line (except BART) with over 30 trains per day; iv. Distribution center that accommodates more than 100 trucks per day, more than 40 trucks with operating Transportation Refrigeration	a. Bureau of Planning b. N/A	a. Prior to approval of construction-related permit b. Ongoing	a. Bureau of Building b. Bureau of Building	

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Units (TRU) per day, or where the TRU unit operations exceed 300 hours per week; v. Major rail or truck yard (such as the Union Pacific rail yard adjacent to the Port of Oakland); vi. Ferry terminal; vii. Stationary pollutant source requiring a permit from BAAQMD (such as a diesel generator); viii. Within 0.5 miles of the Port of Oakland or Oakland Airport; ix. Within 300 feet of a gas station; or x. Within 300 feet of a dry cleaner with a machine using PERC (or within 500 feet of a dry cleaner with two or more machines using PERC); and c) The project exceeds the health risk screening criteria after a screening analysis is conducted in accordance with the Bay Area Air Quality Management (BAAQMD) CEQA Guidelines. **a) Health Risk Reduction Measures** Requirement: 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: i. The project applicant shall retain a qualified air quality consultant to prepare a Health Risk Assessment (HRA) in accordance with California Air Resources Board (CARB) and Office of Environmental Health and Hazard Assessment requirements to determine the health risk of exposure of project residents/occupants/users to air pollutants. The HRA shall be submitted to the City for review and approval. If the HRA concludes that the health risk is at or below acceptable levels, then health risk reduction measures are not required. If the HRA concludes that the health risk exceeds acceptable levels, health risk reduction measures shall be identified to reduce the health risk to acceptable levels. Identified risk reduction measures shall be				

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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. - or - 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: ▪ Installation of air filtration to reduce cancer risks and Particulate Matter (PM) exposure for residents and other sensitive populations in the project that are in close proximity to sources of air pollution. Air filter devices shall be rated MERV-13 [insert MERV-16 for projects located in the West Oakland Specific Plan area] or higher. As part of implementing this measure, an ongoing maintenance plan for the building's HVAC air filtration system shall be required. ▪ Where appropriate, install passive electrostatic filtering systems, especially those with low air velocities (i.e., 1 mph). ▪ Phasing of residential developments when proposed within 500 feet of freeways such that homes nearest the freeway are built last, if feasible. ▪ The project shall be designed to locate sensitive receptors as far away as feasible from the source(s) of air pollution. Operable windows, balconies, and building air intakes shall be located as far away from these sources as feasible. If near a distribution center, residents shall be located as far away as feasible from a loading dock or where trucks concentrate to deliver goods. ▪ Sensitive receptors shall be located on the upper floors of buildings, if feasible.				

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▪ Planting trees and/or vegetation between sensitive receptors and pollution source, if feasible. Trees that are best suited to trapping PM shall be planted, including one or more of the following: Pine (Pinus nigra var. maritima), Cypress (X Cupressocyparis leylandii), Hybrid poplar (Populus deltoids X trichocarpa), and Redwood (Sequoia sempervirens).
▪ Sensitive receptors shall be located as far away from truck activity areas, such as loading docks and delivery areas, as feasible.
▪ Existing and new diesel generators shall meet CARB's Tier 4 emission standards, if feasible.
▪ Emissions from diesel trucks shall be reduced through implementing the following measures, if feasible:
  ▪ Installing electrical hook-ups for diesel trucks at loading docks.
  ▪ Requiring trucks to use Transportation Refrigeration Units (TRU) that meet Tier 4 emission standards.
  ▪ Requiring truck-intensive projects to use advanced exhaust technology (e.g., hybrid) or alternative fuels.
  ▪ Prohibiting trucks from idling for more than two minutes.
  ▪ Establishing truck routes to avoid sensitive receptors in the project. A truck route program, along with truck calming, parking, and delivery restrictions, shall be implemented.
b) Maintenance of Health Risk Reduction Measures
<u>Requirement</u>: The project applicant shall maintain, repair, and/or replace installed health risk reduction measures, including but not limited to the HVAC system (if applicable), on an ongoing and as-needed basis. Prior to occupancy, the project applicant shall prepare and then distribute to the building manager/operator an operation and maintenance manual for the HVAC system				

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and filter including the maintenance and replacement schedule for the filter.				
SCA-AIR-5: Stationary Sources of Air Pollution (Toxic Air Contaminants) (#24) Applicable To: All projects that involve a stationary pollutant source requiring a permit from BAAQMD, including but not limited to back-up diesel generators. The California Building Code requires back-up diesel generators for all buildings over 70 feet tall. Requirement: 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: a) The project applicant shall retain a qualified air quality consultant to prepare a Health Risk Assessment (HRA) in accordance with California Air Resources Board (CARB) and Office of Environmental Health and Hazard Assessment requirements to determine the health risk associated with proposed stationary sources of pollution in the project. The HRA shall be submitted to the City for review and approval. If the HRA concludes that the health risk is at or below acceptable levels, then health risk reduction measures are not required. If the HRA concludes the health risk exceeds acceptable levels, health risk reduction measures shall be identified to reduce the health risk to acceptable levels. Identified risk reduction measures shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City. - or - 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	Bureau of Planning	Prior to approval of construction-related permit	Bureau of Building	

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project drawings submitted for the construction-related permit or on other documentation submitted to the City: i. Installation of non-diesel fueled generators, if feasible, or; ii. Installation of diesel generators with an EPA-certified Tier 4 engine or engines that are retrofitted with a CARB Level 3 Verified Diesel Emissions Control Strategy, if feasible.				
SCA-AIR-6: Truck-Related Risk Reduction Measures (Toxic Air Contaminants) (#25) Applicable To: All projects that involve new truck loading docks or a truck fleet of any size registered to the project applicant/operator. **a) Truck Loading Docks** Requirement: The project applicant shall locate proposed truck loading docks as far from nearby sensitive receptors as feasible. **b) Truck Fleet Emission Standards** Requirement: The project applicant shall comply with all applicable California Air Resources Board (CARB) requirements to control emissions from diesel engines and demonstrate compliance to the satisfaction of the City. Methods to comply include, but are not limited to, new clean diesel trucks, higher-tier diesel engine trucks with added Particulate Matter (PM) filters, hybrid trucks, alternative energy trucks, or other methods that achieve the applicable CARB emission standard. Compliance with this requirement shall be verified through CARB's Verification Procedures for In-Use Strategies to Control Emissions from Diesel Engines.	a. Bureau of Planning b. Bureau of Planning	a. Prior to approval of construction-related permit b. Prior to building permit final; ongoing	a. Bureau of Building b. Bureau of Building	
SCA-AIR-7: Asbestos in Structures (#26) Applicable To: All projects involving either of the following: a. Demolition of structures; or b. Renovation of structures known to contain or may contain asbestos. Requirement: The project applicant shall comply with all applicable laws and regulations regarding demolition and renovation of Asbestos Containing Materials (ACM),	Applicable regulatory agency with jurisdiction	Prior to approval of construction-related permit	Applicable regulatory agency with jurisdiction	

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including but not limited to California Code of Regulations, Title 8; California Business and Professions Code, Division 3; California Health and Safety Code sections 25915-25919.7; and Bay Area Air Quality Management District, Regulation 11, Rule 2, as may be amended. Evidence of compliance shall be submitted to the City upon request.				
D. Greenhouse Gas Emissions				
Mitigation Measure GHG-1: Reduce GHG Emissions. Projects to be built before 2030 shall demonstrate compliance with a certified Qualified GHG Reduction Plan (if available) or the 2030 GHG efficiency threshold of 0.61 $MTCO_2e$/SP. Projects to be built between 2030 and 2050 shall demonstrate compliance with a certified Qualified GHG Reduction Plan (if available) or the 2040 GHG efficiency threshold of 0.34 $MTCO_2e$/SP. To demonstrate compliance with the applicable GHG efficiency threshold, the project applicant shall retain a qualified air quality consultant to quantify the project-specific non-transportation GHG emissions and consider implementing the following measures, as applicable and feasible, to reduce non-transportation GHG emissions below the GHG efficiency threshold. Such measures may include, but are not limited to, the following: ▪ **Carbon-Free Energy.** 100 percent of electricity purchased shall be from carbon-free sources (e.g., nuclear, renewable, and hydroelectric). ▪ **Natural Gas.** Fossil natural gas shall not be used in all new or modified buildings. ▪ **Alternative Fuels for Diesel-Powered Construction Equipment.** All diesel-powered construction equipment shall use renewable diesel fuel that meets California's Low Carbon Fuel Standards and is certified by CARB Executive Officer. ▪ **Energy Efficiency for Multi-Family Residential Buildings.** New multi-family residential buildings shall be designed to achieve a 15 percent reduction in grid energy use versus a standard Title 24 code-compliant building by following the energy efficiency	Project Sponsor	Prior to the issuance of building permits	Bureau of Building	

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performance standards set forth in Tier 2 of the 2016 California Green Building Standards Code, Section A4.203.1.2.1. These reductions shall be achieved by employing energy-efficient design features and/or solar photovoltaics at the time of building permit issuance. ▪ **Energy Efficiency of Non-Residential Buildings.** Newly constructed non-residential buildings shall be designed to achieve a 10 percent or greater reduction in grid energy use versus a standard Title 24 code-compliant building through energy efficiency measures consistent with Tier 2 of the 2016 California Green Building Standards Code, Section A5.203.1.2.1. Alternatively, this measure can be met by installing on-site renewable energy systems that achieve equivalent reductions in building energy use at the time of building permit issuance. ▪ **Outdoor Electrical Receptacles.** Electrical receptacles shall be included on the exterior of walls of all newly constructed buildings and accessible for purposes of charging or powering electric landscaping equipment and providing an alternative to using fossil fuel-powered generators. ▪ **Electric Forklifts and Associated Charging Stations.** All loading docks and truck loading areas shall include a dedicated charging station for electric forklifts. **Electric Connections for Transportation Refrigeration Units.** All new loading docks for retail, light industrial, or warehouse uses shall be equipped to provide electric power from the grid, including connections for Transportation Refrigeration Units. Signage shall be posted adjacent to loading docks requiring use of electrification and prohibiting engine idling for more than 5 minutes.				
SCA-GHG-1: Greenhouse Gas (GHG) Reduction Plan (#42) **a. Greenhouse Gas (GHG) Reduction Plan Required** <u>Requirement</u>: The project applicant shall retain a	a. Bureau of Planning b. Bureau of Planning	a. Prior to approval of construction-related permit	a. N/A b. Bureau of Building	

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qualified air quality consultant to develop a Greenhouse Gas (GHG) Reduction Plan for City review and approval and shall implement the approved GHG Reduction Plan. **Scenario A:** The goal of the GHG Reduction Plan shall be to increase energy efficiency and to reduce GHG emissions to at least the amount that would be achieved by committing to all of the emissions reductions strategies identified on the ECAP Consistency Checklist as the City's project-level implementation of its Equitable Climate Action Plan (adopted in 2020), which calls for reducing city-wide GHG emissions by 56 percent below 2005 levels by 2030 and 83 percent by 2050. The GHG Reduction Plan shall include, at a minimum, (a) a detailed quantified GHG emissions inventory for the project taking into consideration energy efficiencies included as part of the project (including proposed mitigation measures, project design features, those strategies being implemented and other City requirements), (b) for each ECAP Consistency Checklist strategy that the project will not meet, a quantified calculation of the additional GHG emission reductions that would have occurred had it implemented the GHG emissions reduction measure consistent with the ECAP Consistency Checklist, (c) a quantified strategy for achieving an GHG emission reduction equivalent to the reduction that would have resulted from complying with the ECAP Consistency Checklist strategy, and (d) requirements for ongoing monitoring and reporting to demonstrate that the additional GHG reduction measures are being implemented. **Scenario B:** The goal of the GHG Reduction Plan shall be to increase energy efficiency and to reduce GHG emissions to below the Bay Area Quality Management District's (BAAQMD's) CEQA Thresholds of Significance (10,000 metric tons of CO_2e per year). The GHG Reduction Plan shall include, at a minimum, (a) a detailed quantified GHG emissions inventory for the project under a "business-as-usual" scenario with no	c. Bureau of Planning	b. During Construction c. Ongoing	c. Bureau of Planning	

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consideration of project design features, or other energy efficiencies, (b) a quantified "adjusted" baseline GHG emissions inventory for the project, taking into consideration energy efficiencies included as part of the project (including proposed mitigation measures, project design features, those strategies being implemented and other City requirements), and any additional alternative GHG reduction measures available to further reduce GHG emissions to at least below the Checklist baseline, and (c) requirements for ongoing monitoring and reporting to demonstrate that the additional GHG reduction measures are being implemented. If the project is to be constructed in phases, the GHG Reduction Plan shall provide GHG emission scenarios by phase. Potential additional GHG reduction measures to be considered include, but are not be limited to, measures recommended in BAAQMD's latest CEQA Air Quality Guidelines, the California Air Resources Board Scoping Plan (December 2008, as may be revised), the California Air Pollution Control Officers Association (CAPCOA) Quantifying Greenhouse Gas Mitigation Measures (August 2010, as may be revised), the California Attorney General's website, and Reference Guides on Leadership in Energy and Environmental Design (LEED) published by the U.S. Green Building Council. The types of allowable GHG reduction measures include the following (listed in order of City preference): (1) physical design features; (2) operational features; and (3) the payment of fees to fund GHG-reducing programs (i.e., the purchase of "carbon credits") as explained below. The allowable locations of the GHG reduction measures include the following (listed in order of City preference): (1) the project site; (2) off-site within the City of Oakland; (3) off-site within the San Francisco Bay Area				

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Air Basin; then (4) off-site within the State of California;. As with preferred locations for the implementation of all GHG reductions measures, the preference for carbon credit purchases include those that can be achieved as follows (listed in order of City preference): (1) within the City of Oakland; (2) within the San Francisco Bay Area Air Basin; then (3) within the State of California. The cost of carbon credit purchases shall be based on current market value at the time purchased and shall be based on the project's net difference operational emissions estimated in the GHG Reduction Plan for the project as compared to the Checklist baseline. For physical GHG reduction measures to be incorporated into the design of the project, the measures shall be included on the drawings submitted for construction-related permits. **b. GHG Reduction Plan Implementation During Construction** Requirement: The project applicant shall implement the GHG Reduction Plan during construction of the project. For physical GHG reduction measures to be incorporated into the design of the project, the measures shall be implemented during construction. For physical GHG reduction measures to be incorporated into off-site projects, the project applicant shall obtain all necessary permits/approvals and the measures shall be included on drawings and submitted to the City Planning Director or his/her designee for review and approval. These off-site improvements shall be installed prior to completion of the subject project (or prior to completion of the project phase for phased projects). For GHG reduction measures involving the purchase of carbon credits, evidence of the payment/purchase shall be submitted to the City for review and approval prior to completion of the project (or prior to completion of the project phase, for phased projects). **c. GHG Reduction Plan Implementation After Construction**				

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Requirement: The project applicant shall implement the GHG Reduction Plan after construction of the project (or at the completion of the project phase for phased projects). For operational GHG reduction measures to be incorporated into the project or off-site projects, the measures shall be implemented on an indefinite and ongoing basis. The project applicant shall satisfy the following requirements for ongoing monitoring and reporting to demonstrate that the additional GHG reduction measures are being implemented. The GHG Reduction Plan requires regular periodic evaluation over the life of the project (generally estimated to be at least 40 years) to determine how the Plan is achieving required GHG emissions reductions over time, as well as the efficacy of the specific additional GHG reduction measures identified in the Plan. **Annual Report.** Implementation of the GHG reduction measures and related requirements shall be ensured through compliance with Conditions of Approval adopted for the project. Generally, starting two years after the City issues the first Certificate of Occupancy for the project, the project applicant shall prepare each year of the useful life of the project an Annual GHG Emissions Reduction Report ("Annual Report"), for review and approval by the City Planning Director or his/her designee. The Annual Report shall be submitted to an independent reviewer of the City's choosing, to be paid for by the project applicant. The Annual Report shall summarize the project's implementation of GHG reduction measures over the preceding year, intended upcoming changes, compliance with the conditions of the Plan, and include a brief summary of the previous year's Annual Report results (starting the second year). The Annual Report shall include a comparison of annual project emissions to the Checklist baseline emissions reported in the GHG Plan.				

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The GHG Reduction Plan shall be considered fully attained when project emissions are less than the **[INCLUDE THIS LANGUAGE IF SCENARIO A]** Checklist baseline, as confirmed by the City through an established monitoring program. Monitoring and reporting activities will continue at the City's discretion, as discussed below. **[INCLUDE THIS LANGUAGE IF SCENARIO B:]** under the 10,000 metric tons of CO2e annually, as confirmed by the City through an established monitoring program. Monitoring and reporting activities will continue at the City's discretion, as discussed below. **Corrective Procedure.** If the third Annual Report, or any report thereafter, indicates that, in spite of the implementation of the GHG Reduction Plan, the project is not achieving the GHG reduction goal, the project applicant shall prepare a report for City review and approval, which proposes additional or revised GHG measures to better achieve the GHG emissions reduction goals, including without limitation, a discussion on the feasibility and effectiveness of the menu of other additional measures ("Corrective GHG Action Plan"). The project applicant shall then implement the approved Corrective GHG Action Plan. If, one year after the Corrective GHG Action Plan is implemented, the required GHG emissions reduction target is still not being achieved, or if the project applicant fails to submit a report at the times described above, or if the reports do not meet City requirements outlined above, the City may, in addition to its other remedies, (a) assess the project applicant a financial penalty based upon actual percentage reduction in GHG emissions as compared to the percent reduction in GHG emissions established in the GHG Reduction Plan; or (b) refer the matter to the City Planning Commission for scheduling of a compliance hearing to determine whether the project's approvals should be revoked,				

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altered or additional conditions of approval imposed. The penalty as described in (a) above shall be determined by the City Planning Director or his/her designee and be commensurate with the percentage GHG emissions reduction not achieved (compared to the applicable numeric significance thresholds) or required percentage reduction from the "adjusted" baseline. In determining whether a financial penalty or other remedy is appropriate, the City shall not impose a penalty if the project applicant has made a good faith effort to comply with the GHG Reduction Plan. The City would only have the ability to impose a monetary penalty after a reasonable cure period and in accordance with the enforcement process outlined in Planning Code Chapter 17.152. If a financial penalty is imposed, such penalty sums shall be used by the City solely toward the implementation of the GHG Reduction Plan. **Timeline Discretion and Summary.** The City shall have the discretion to reasonably modify the timing of reporting, with reasonable notice and opportunity to comment by the applicant, to coincide with other related monitoring and reporting required for the project.				
SCA-GHG-2: Transportation and Parking Demand Management (#78) Prior to issuance of a final inspection of the building permit. **[See SCA-TRANS-5 in Section V.B, Traffic and Transportation]**				
E. Cultural and Historic Resources				
Mitigation Measure CULT-1: The following mitigation measures shall be implemented to the extent feasible to minimize impacts to historic resources in the Plan Area and its vicinity. The mitigation measures are identified in order of priority. As many of the measures as feasible shall be implemented:	i. Bureau of Planning in collaboration with Oakland Heritage Alliance ii. Bureau of Planning	i. 3-5 years ii. Start as soon as possible iii. 3-5 years iv. 3-5 years	i. Bureau of Planning ii. Bureau of Planning iii. Bureau of Planning iv. Bureau of Planning	

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CULT-1A: The Plan shall be revised when funding becomes available to include the following implementation measures focused on minimizing impacts to historic resources: i. **Seek additional resources to fund and promote the City Façade Improvement Program**[53] consistent with Action 3.8.1(9) of the Historic Preservation Element of the City of Oakland General Plan for both commercial and residential properties including SROs. The program shall require financial contribution to this fund when historical resources are impacted and unable to be mitigated by future development projects in the Plan Area, and potentially the other Specific Plan areas, based on a formula established by the City. In addition, the City shall seek other sources for funding, such as grant opportunities. The Downtown Façade Improvement Program fund shall be used to implement the additional mitigation measures identified below, as appropriate. ii. **Revise the Transfer of Development Rights (TDRs) Program:** Draft and include TDR amendments in the package of Planning Code amendments needed to implement the Plan including floor area ratio (FAR), height limits, residential density changes, and other zoning changes proposed in the Plan to encourage the retention of the smaller-scale buildings that are prevalent in downtown and are at high risk for redevelopment and demolition. The revised Planning Code should include a specific TDR program for building owners and project sponsors within the Plan Area. This program should include identifying potential properties to participate and outreach to these owners so they understand the benefits as well as how this program could fit into a menu of preservation incentives. The transfer enables the owner of the receiving site to develop additional gross floor area, above and beyond what would	iii. Bureau of Planning iv. Bureau of Planning in collaboration with Oakland Public Library, Laney College and StoryCorps			

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otherwise be allowed. The use of this TDR program shall be considered when evaluating the current height changes proposed in Downtown Oakland. One model for this program has been ongoing in San Francisco.				
iii. **Encourage Adaptive Reuse.** Encourage preservation of historic buildings within the Plan Area through Planning Code amendments. The City of Los Angeles adopted an overlay in 1999 for downtown that was extended into other communities across LA in 2003 through the Adaptive Reuse Incentive Area Specific Plan that can serve as a model. Elements should include height limitations for historic areas, design standards and delineation of which historic buildings or areas in downtown are eligible for provisions to encourage reuse, with a focus on designated Landmarks, buildings within National Register-listed historic districts, and buildings within APIs. A potential reduction in height limits will be analyzed within Adaptive Reuse Overlay Zones along with design standards. Provisions to encourage reuse could include but not, be limited to, reduced permitting costs, ways to accommodate existing floor area ratios, and reduced parking and open space requirements, when necessary to achieve project goals. The City will develop expedited review for historic building rehabilitations that would convert vacant or underutilized properties to provide housing, SRO units, live-work units, or cultural activities, as well as expedited review of the use of the California Historical Building Code (CHBC) and ways to encourage projects to meet the Secretary of the Interior's Standards for the Treatment of Historic Properties.				
iv. **Formulate an oral history program for the cultural groups that have played an important role in downtown**. Numerous cultural groups and cultural traditions have influenced the development of downtown and its communities. Engage in a public				

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outreach program to formulate a list of groups and stakeholders, key community individuals who can take leadership roles, and develop a program that will inform the oral history project. Partnerships with the Oakland Public Library, Laney College and StoryCorps could bolster this program. The City should strive to be an instigator in this program.				
Mitigation Measure CULT-1B: Expand public outreach and implementation of the California Historical Building Code (CHBC) for projects that qualify under State law. Dovetail use of the CHBC with the Adaptive Reuse Ordinance as it is implemented. Provide professional development training to the City's building officials and inspectors on the use of the CHBC so that they can implement project review for qualified buildings within reasonable timeframes. Appoint a Senior Building Official as the CHBC-liaison between the Planning Bureau, the Chief Fire Official and the Building Bureau so that projects are reviewed with consistency and clarity. Encourage City staff to schedule a seminar with the Office of Historic Preservation's member of the State Historical Safety Board to provide a thorough background of how the code is implemented.	Bureau of Building, Bureau of Planning, Fire Department	18 months	Bureau of Planning	
Mitigation Measure CULT-1C: Further the Planning Code protections for SROs hotels with additional façade protections for these buildings, perhaps by deeming this specific historic building type eligible for participation in the Mills Act program or by documenting these resources as a thematic grouping of buildings, rather than geographically-based API. While Planning Code Chapter 17.153 Demolition, Conversion and Rehabilitation Regulations for Residential Hotels, was adopted in 2018, and provides some protections, additional incentives or protections would further ensure the viability of these resources and mitigate further losses of both their historic use and character.	Bureau of Planning	Ongoing and prior to any new construction adjacent to, or alternations of Mills Act properties.	Bureau of Planning during Mills Act yearly inspections	
Mitigation Measure CULT-1D: As part of the implementation of Plan Policy LU-2-4 that revises the City's Demolition Findings Requirements to facilitate	Bureau of Planning	18 months	Bureau of Planning	

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new compatible development near the outer edges of fragmented APIs and ASIs, require objective design standards to ensure architectural compatibility. The standards should illustrate treatments for rehabilitation of the historic commercial buildings typical in these historic districts, as well as provide strategies for new construction both within and on the immediate periphery or edge of these significant areas. New construction in these areas should take into consideration the historic parcel pattern; assembling lots and creating bulkier building footprints changes the character of the street rhythm. These standards will help mitigate the impacts of future development on these sensitive areas of downtown.				
Mitigation Measure CULT-1E: The City shall also consider incorporating the following additional mitigation measures as implementation policies or guidelines in the Plan, although these have a lower priority than Mitigation Measures CULT-1A – CULT-1D. i. Study the feasibility of raising the Mills Act tax loss limits for properties within the Specific Plan, Lake Merritt Station Area Plan and Broadway Valdez Specific Plan boundaries, which would encourage more participation in the program. Currently, Oakland has six Mills Act properties within the Plan Area. ii. Provide City support to encourage eligible property owners to take advantage of the newly passed State Historic Tax Credit, SB451 iii. Update the Oakland Cultural Heritage Survey and as part of that effort include elements that focus on: (1) Downtown's built environment associated with the Modern Movement or the Recent Past to determine methods to more completely understand the types of resources present and their historic significance. This could take the form of a funded Historic Context Statement for Modern Buildings and Landscapes in downtown or a site-specific survey of resources built between 1940 and 1975;	i. Bureau of Planning ii. Bureau of Planning iii. Bureau of Planning and partnership with the Oakland Heritage v. Bureau of Planning	i. 18 months ii. Ongoing iii. 3-5 years v. Prior to construction and during project approval	i. Bureau of Planning ii. Bureau of Planning iii. Bureau of Planning v. Bureau of Planning	

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and/or a focused review of the banking cluster near the Lake Merritt office district, venues related to food and entertainment, mid-century courtyard apartments, as well as older commercial buildings in downtown that may have been remodeled to reflect the Modern aesthetic. In recent years, Sacramento, San Francisco, Fresno and Pasadena have invested in this type of preservation planning tool with great success and community interest. Downtown's streetscape includes historic parks that are used to determine methods to more completely understand the types of resources present along the streetscape and in downtown's parks. This could take the form of a funded Cultural Landscape Inventory to document and categorize resources. Good models for this are the City of San Francisco Civic Center Cultural Landscape Inventory and the Market Street Cultural Landscape Inventory. iv. As part of any redevelopment or expansion of the Laney College Campus, require <u>to the extent permitted by law</u> that a full historic resources evaluation to fully understand the potential historic resources associated with this educational institution and to understand the significance of the campus within the body of work of Skidmore, Owings & Merrill. v. Prepare and implement an interpretive program of signage within the Webster Green in Jack London Square to inform users of this new greenway of the historic industrial character of the surrounding urban fabric. This could be an extension of the signage already present in the Waterfront Warehouse District.				
Mitigation Measure CULT-1F: Independent of the Specific Plan, the City shall consider the following measures: i. Promote graffiti abatement by including additional abatement trips. Currently, only one "courtesy" abatement trip can be scheduled for private	i. Department of Public Works ii. Bureau of Planning, Bureau of Building, Police Department	i. Ongoing ii. Ongoing iii. 12 months	i. Department of Public Works ii. Bureau of Planning	

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property, due to City staffing issues. Extend this to additional abatement trips, per year, within the Specific Plan area boundary. Further, prioritize graffiti abatement in the Specific Plan Area within the Public Realm, especially on prominent historic buildings. Additionally, understand that sometimes graffiti can acquire a cultural significance as well and encourage a graffiti arts program with partner building owners to engage local artists and deter graffiti. Also, raise awareness of non-destructive graffiti abatement methods so historic materials like brick and terra cotta aren't destroyed. ii. Improve vacant building security through partnerships with the Planning, Building and Police Departments to collaborate on maintaining a list of vacant buildings so that Police Officers know which buildings might be at risk of vandalism or other illegal activity. This would mean an investment in a vacant building inventory in the Specific Plan area. iii. Maintain a list of vacant parcels to assist with building relocation assistance. Additionally, a relocation fund could be established and paid into by projects that demolish historic resources. This could result in the salvage of stand-alone historic resources, especially smaller resources that sit on large lots, which face fierce development pressure. This is more appropriate in areas that are not considered historic districts or groupings of buildings. This can be facilitated via CEQA review by making known Historic Preservation Element Action 3.8.1.2, allowing buildings to be moved to a location consistent with its historic or architectural character. iv. Study the feasibility of amending the Downtown Oakland National Register Historic District to provide a means for more property owners to use the Federal Rehabilitation Tax Credits. The amendment should evaluate an extended boundary and additional contributors, to include more of	iii.Bureau of Planning iv. Bureau of Planning	iv. 18 months	iii.Bureau of Planning iv. Bureau of Planning	

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
downtown's significant historic buildings. This would provide a means for more property owners to use the Federal Rehabilitation Tax Credit as owners of resources within a National Register-listed historic district. Implementation of Mitigation Measures CULT-1A – CULT-1F would lessen this impact but it would remain significant and unavoidable.				
Mitigation Measure CULT-2: Implement Mitigation Measures CULT-1A – CULT-1F.				
SCA-CULT-1: Archaeological and Paleontological Resources – Discovery During Construction (#32) Requirement: Pursuant to CEQA Guidelines section 15064.5(f), in the event that any historic or prehistoric subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant shall notify the City and consult with a qualified archaeologist or paleontologist, as applicable, to assess the significance of the find. In the case of discovery of paleontological resources, the assessment shall be done in accordance with the Society of Vertebrate Paleontology standards. If any find is determined to be significant, appropriate avoidance measures recommended by the consultant and approved by the City must be followed unless avoidance is determined unnecessary or infeasible by the City. Feasibility of avoidance shall be determined with consideration of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery, excavation) shall be instituted. Work may proceed on other parts of the project site while measures for the cultural resources are implemented. In the event of data recovery of archaeological resources, the project applicant shall submit an Archaeological Research Design and Treatment Plan (ARDTP) prepared by a qualified archaeologist for review	N/A	During construction	Bureau of Building	

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
and approval by the City. The ARDTP is required to identify how the proposed data recovery program would preserve the significant information the archaeological resource is expected to contain. The ARDTP shall identify the scientific/historic research questions applicable to the expected resource, the data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. The ARDTP shall include the analysis and specify the curation and storage methods. Data recovery, in general, shall be limited to the portions of the archaeological resource that could be impacted by the project. Destructive data recovery methods shall not be applied to portions of the archaeological resources if nondestructive methods are practicable. Because the intent of the ARDTP is to save as much of the archaeological resource as possible, including moving the resource, if feasible, preparation and implementation of the ARDTP would reduce the potential adverse impact to less than significant. The project applicant shall implement the ARDTP at his/her expense. In the event of excavation of paleontological resources, the project applicant shall submit an excavation plan prepared by a qualified paleontologist to the City for review and approval. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and/or a report prepared by a qualified paleontologist, as appropriate, according to current professional standards and at the expense of the project applicant.				
SCA-CULT-2: Archaeologically Sensitive Areas – Pre-Construction Measures (#33) Requirement: The project applicant shall implement either Provision A (Intensive Pre-Construction Study) or Provision B (Construction ALERT Sheet) concerning archaeological resources.	Bureau of Building; Bureau of Planning	Prior to approval of construction -related permit;	Bureau of Building	

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Provision A: Intensive Pre-Construction Study. The project applicant shall retain a qualified archaeologist to conduct a site-specific, intensive archaeological resources study for review and approval by the City prior to soil-disturbing activities occurring on the project site. The purpose of the site-specific, intensive archaeological resources study is to identify early the potential presence of history-period archaeological resources on the project site. At a minimum, the study shall include: a. Subsurface presence/absence studies of the project site. Field studies may include, but are not limited to, auguring and other common methods used to identify the presence of archaeological resources. b. A report disseminating the results of this research. c. Recommendations for any additional measures that could be necessary to mitigate any adverse impacts to recorded and/or inadvertently discovered cultural resources. If the results of the study indicate a high potential presence of historic-period archaeological resources on the project site, or a potential resource is discovered, the project applicant shall hire a qualified archaeologist to monitor any ground disturbing activities on the project site during construction and prepare an ALERT sheet pursuant to Provision B below that details what could potentially be found at the project site. Archaeological monitoring would include briefing construction personnel about the type of artifacts that may be present (as referenced in the ALERT sheet, required per Provision B below) and the procedures to follow if any artifacts are encountered, field recording and sampling in accordance with the Secretary of Interior's Standards and Guidelines for Archaeological Documentation, notifying the appropriate officials if human remains or cultural resources are discovered, and preparing a report to document negative findings after construction is completed if no archaeological resources are discovered during construction.				

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Provision B: Construction ALERT Sheet. The project applicant shall prepare a construction "ALERT" sheet developed by a qualified archaeologist for review and approval by the City prior to soil-disturbing activities occurring on the project site. The ALERT sheet shall contain, at a minimum, visuals that depict each type of artifact that could be encountered on the project site. Training by the qualified archaeologist shall be provided to the project's prime contractor, any project subcontractor firms (including demolition, excavation, grading, foundation, and pile driving), and utility firms involved in soil-disturbing activities within the project site. The ALERT sheet shall state, in addition to the basic archaeological resource protection measures contained in other standard conditions of approval, all work must stop and the City's Environmental Review Officer contacted in the event of discovery of the following cultural materials: concentrations of shellfish remains; evidence of fire (ashes, charcoal, burnt earth, fire-cracked rocks); concentrations of bones; recognizable Native American artifacts (arrowheads, shell beads, stone mortars [bowls], humanly shaped rock); building foundation remains; trash pits, privies (outhouse holes); floor remains; wells; concentrations of bottles, broken dishes, shoes, buttons, cut animal bones, hardware, household items, barrels, etc.; thick layers of burned building debris (charcoal, nails, fused glass, burned plaster, burned dishes); wood structural remains (building, ship, wharf); clay roof/floor tiles; stone walls or footings; or gravestones. Prior to any soil-disturbing activities, each contractor shall be responsible for ensuring that the ALERT sheet is circulated to all field personnel, including machine operators, field crew, pile drivers, and supervisory personnel. The ALERT sheet shall also be posted in a visible location at the project site.				
SCA-CULT-3: Human Remains – Discovery During	N/A	During	Bureau of Building	

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
Construction (#34) Requirement: Pursuant to CEQA Guidelines section 15064.5I(1), in the event that human skeletal remains are uncovered at the project site during construction activities, all work shall immediately halt and the project applicant shall notify the City and the Alameda County Coroner. If the County Coroner determines that an investigation of the cause of death is required or that the remains are Native American, all work shall cease within 50 feet of the remains until appropriate arrangements are made. In the event that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to subdivision I 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.		construction		
SCA-CULT-4: Property Relocation (#35) Requirement: Pursuant to Policy 3.7 of the Historic Preservation Element of the Oakland General Plan, the project applicant shall make a good faith effort to relocate the historic resource to a site acceptable to the City. A good faith effort includes, at a minimum, all of the following: a. Advertising the availability of the building by: (1) posting of large visible signs (such as banners, at a minimum of 3' x 6' size or larger) at the site; (2) placement of advertisements in Bay Area news media acceptable to the City; and (3) contacting neighborhood associations and for-profit and not-for-profit housing and preservation organizations; b. Maintaining a log of all the good faith efforts and submitting that along with photos of the subject building showing the large signs (banners) to the	Bureau of Planning (including Oakland Cultural Resource Survey)	Prior to approval of construction-related permit	N/A	

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
City; c. Maintaining the signs and advertising in place for a minimum of 90 days; and d. Making the building available at no or nominal cost (the amount to be reviewed by the Oakland Cultural Heritage Survey) until removal is necessary for construction of a replacement project, but in no case for less than a period of 90 days after such advertisement.				
F. Aesthetics				
Cumulative Mitigation Measure AES-1: Implement Mitigation Measures AES-1 and AES-2.	N/A	N/A	N/A	
SCA-AES-1: Graffiti Control (#17) Requirement: a. During construction and operation of the project, the project applicant shall incorporate best management practices reasonably related to the control of graffiti and/or the mitigation of the impacts of graffiti. Such best management practices may include, without limitation: i. Installation and maintenance of landscaping to discourage defacement of and/or protect likely graffiti-attracting surfaces. ii. Installation and maintenance of lighting to protect likely graffiti-attracting surfaces. iii. Use of paint with anti-graffiti coating. iv. Incorporation of architectural or design elements or features to discourage graffiti defacement in accordance with the principles of Crime Prevention Through Environmental Design (CPTED). v. Other practices approved by the City to deter, protect, or reduce the potential for graffiti defacement.	Bureau of Building	Ongoing	Bureau of Building	

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
The project applicant shall remove graffiti by appropriate means within seventy-two (72) hours. Appropriate means include: 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).				
SCA-AES-2: Landscape Plan (#18) **a. Landscape Plan Required** Requirement: The project applicant shall submit a final Landscape Plan for City review and approval that is consistent with the approved Landscape Plan. The Landscape Plan shall be included with the set of drawings submitted for the construction-related permit and shall comply with the landscape requirements of Chapter 17.124 of the Planning Code. Proposed plants shall be predominantly drought-tolerant. Specification of any street trees shall comply with the Master Street Tree List and Tree Planting Guidelines (which can be viewed at http://www2.oaklandnet.com/oakca1/groups/pwa/documents/report/oak042662.pdf and http://www2.oaklandnet.com/oakca1/groups/pwa/documents/form/oak025595.pdf, respectively), and with any applicable streetscape plan. **b. Landscape Installation** Requirement: The project applicant shall implement the approved Landscape Plan unless a bond, cash deposit, letter of credit, or other equivalent instrument acceptable to the Director of City Planning, is provided. The financial instrument shall equal the greater of $2,500 or the estimated cost of implementing the Landscape Plan based on a licensed contractor's bid. **c. Landscape Maintenance**	a. Bureau of Planning b. Bureau of Planning c. N/A	a. Prior to approval of construction-related permit b. Prior to building permit final c. Prior to approval of construction-related permit	a. N/A b. Bureau of Building c. Bureau of Building	

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
Requirement: All required planting shall be permanently maintained in good growing condition and, whenever necessary, replaced with new plant materials to ensure continued compliance with applicable landscaping requirements. The property owner shall be responsible for maintaining planting in adjacent public rights-of-way. All required fences, walls, and irrigation systems shall be permanently maintained in good condition and, whenever necessary, repaired or replaced.				
SCA-AES-3: Lighting (#19) Requirement: Proposed new exterior lighting fixtures shall be adequately shielded to a point below the light bulb and reflector to prevent unnecessary glare onto adjacent properties.	N/A	Prior to building permit final	Bureau of Building	
SCA-AES-4: Underground Utilities (#83) Requirement: The project applicant shall place underground all new utilities serving the project and under the control of the project applicant and the City, including all new gas, electric, cable, and telephone facilities, fire alarm conduits, street light wiring, and other wiring, conduits, and similar facilities. The new facilities shall be placed underground along the project's street frontage and from the project structures to the point of service. Utilities under the control of other agencies, such as PG&E, shall be placed underground if feasible. All utilities shall be installed in accordance with standard specifications of the serving utilities.	N/A	During construction	Bureau of Building	
G. Biological Resources				
SCA-BIO-1: Bird Collision Reduction Measures (#28) Requirement: The project applicant shall submit a Bird Collision Reduction Plan for City review and approval to reduce potential bird collisions to the maximum feasible extent. The Plan shall include all of the following mandatory measures, as well as applicable and specific project Best Management Practice (BMP) strategies to reduce bird strike impacts to the maximum feasible extent. The project applicant shall implement the	Bureau of Planning	Prior to approval of construction-related permit	Bureau of Building	

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
approved Plan. Mandatory measures include all of the following: i. For large buildings subject to federal aviation safety regulations, install minimum-intensity white strobe lighting with three-second flash instead of solid red or rotating lights. ii. Minimize the number of and co-locate rooftop-antennas and other rooftop structures. iii. Monopole structures or antennas shall not include guy wires. iv. Avoid the use of mirrors in landscape design. v. Avoid placement of bird-friendly attractants (i.e., landscaped areas, vegetated roofs, water features) near glass unless shielded by architectural features taller than the attractant that incorporate bird friendly treatments no more than two inches horizontally, four inches vertically, or both (the "two-by-four" rule), as explained below. vi. Apply bird-friendly glazing treatments to no less than 90 percent of all windows and glass between the ground and 60 feet above ground or to the height of existing adjacent landscape or the height of the proposed landscape. Examples of bird-friendly glazing treatments include the following: ▪ Use opaque glass in window panes instead of reflective glass. ▪ Uniformly cover the interior or exterior of clear glass surface with patterns (e.g., dots, stripes, decals, images, abstract patterns). Patterns can be etched, fritted, or on films and shall have a density of no more than two inches horizontally, four inches vertically, or both (the "two-by-four" rule). ▪ Install paned glass with fenestration patterns with vertical and horizontal mullions no more than two inches horizontally, four inches vertically, or both (the "two-by-four" rule). ▪ Install external screens over non-reflective glass (as close to the glass as possible) for birds to				

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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. vii. Reduce light pollution. Examples include the following: ▪ 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. viii. Develop and implement a building operation and management manual that promotes bird safety. Example measures in the manual include the following: ▪ Donation of discovered dead bird specimens to				

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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 11:00 p.m., if possible.				
SCA-BIO-2: Tree Removal during Bird Breeding Season (#29) Requirement: To the extent feasible, removal of any tree and/or other vegetation suitable for nesting of birds shall not occur during the bird breeding season of February 1 to August 15 (or during December 15 to August 15 for trees located in or near marsh, wetland, or aquatic habitats). If tree removal must occur during the bird breeding season, all trees to be removed shall be surveyed by a qualified biologist to verify the presence or absence of nesting raptors or other birds. Pre-removal surveys shall be conducted within 15 days prior to the start of work and shall be submitted to the City for review and approval. If the survey indicates the potential presence of nesting raptors or other birds, the biologist shall determine an appropriately sized buffer around the nest in which no work will be allowed until the young have successfully fledged. The size of the nest buffer will be determined by the biologist in	Bureau of Planning	Prior to removal of trees	Bureau of Building	

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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.				
SCA-BIO-3: Tree Permit (#30) **a. Tree Permit Required** Requirement: 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. . **b. Tree Protection during Construction** Requirement: Adequate protection shall be provided during the construction period for any trees which are to remain standing, including the following, plus any recommendations of an arborist: i. Before the start of any clearing, excavation, construction, or other work on the site, every protected tree deemed to be potentially endangered by said site work shall be securely fenced off at a distance from the base of the tree to be determined by the project's consulting arborist. Such fences shall remain in place for duration of all such work. All trees to be removed shall be clearly marked. A scheme shall be established for the removal and disposal of logs, brush, earth and other debris which will avoid injury to any protected tree. ii. Where proposed development or other site work is to encroach upon the protected perimeter of any protected tree, special measures shall be incorporated to allow the roots to breathe and obtain water and nutrients. Any excavation, cutting, filing, or compaction of the existing ground surface within the protected perimeter shall be minimized.	a. Permit approval by Public Works Department, Tree Division; evidence of approval submitted to Bureau of Building b. Public Works Department, Tree Division c. Public Works Department, Tree Division	a. Prior to approval of construction-related permit b. During construction c. Prior to building permit final	a. Bureau of Building b. Bureau of Building c. Bureau of Building	

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No change in existing ground level shall occur within a distance to be determined by the project's consulting arborist from the base of any protected tree at any time. No burning or use of equipment with an open flame shall occur near or within the protected perimeter of any protected tree.				
iii. No storage or dumping of oil, gas, chemicals, or other substances that may be harmful to trees shall occur within the distance to be determined by the project's consulting arborist from the base of any protected trees, or any other location on the site from which such substances might enter the protected perimeter. No heavy construction equipment or construction materials shall be operated or stored within a distance from the base of any protected trees to be determined by the project's consulting arborist. Wires, ropes, or other devices shall not be attached to any protected tree, except as needed for support of the tree. No sign, other than a tag showing the botanical classification, shall be attached to any protected tree.				
iv. Periodically during construction, the leaves of protected trees shall be thoroughly sprayed with water to prevent buildup of dust and other pollution that would inhibit leaf transpiration.				
v. If any damage to a protected tree should occur during or as a result of work on the site, the project applicant shall immediately notify the Public Works Department and the project's consulting arborist shall make a recommendation to the City Tree Reviewer as to whether the damaged tree can be preserved. If, in the professional opinion of the Tree Reviewer, such tree cannot be preserved in a healthy state, the Tree Reviewer shall require replacement of any tree removed with another tree or trees on the same site deemed adequate by the Tree Reviewer to compensate for the loss of the tree that is removed.				
vi. All debris created as a result of any tree removal				

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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. **c. Tree Replacement Plantings** Requirement: 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: i. No tree replacement shall be required for the removal of nonnative species, for the removal of trees which is required for the benefit of remaining trees, or where insufficient planting area exists for a mature tree of the species being considered. ii. Replacement tree species shall consist of *Sequoia sempervirens* (Coast Redwood), *Quercus agrifolia* (Coast Live Oak), *Arbutus menziesii* (Madrone), *Aesculus californica* (California Buckeye), *Umbellularia californica* (California Bay Laurel), or other tree species acceptable to the Tree Division. iii. Replacement trees shall be at least 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. iv. Minimum planting areas must be available on-site as follows: ▪ For Sequoia sempervirens, three hundred fifteen (315) square feet per tree; ▪ For other species listed, seven hundred (700) square feet per tree. v. In the event that replacement trees are required but cannot be planted due to site constraints, an in-lieu fee in accordance with the City's Master Fee Schedule may be substituted for required replacement plantings, with all such revenues				

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applied toward tree planting in city parks, streets and medians. vi. The project applicant shall install the plantings and maintain the plantings until established. The Tree Reviewer of the Tree Division of the Public Works Department may require a landscape plan showing the replacement plantings and the method of irrigation. Any replacement plantings which fail to become established within 1 year of planting shall be replanted at the project applicant's expense.				
H. Geology and Soils				
SCA-GEO-1: Construction-Related Permit(s) (#36) Applicable To: All projects requiring a construction-related permit. Requirement: The project applicant shall obtain all required construction-related permits/approvals from the City. The project shall comply with all standards, requirements and conditions contained in construction-related codes, including but not limited to the Oakland Building Code and the Oakland Grading Regulations, to ensure structural integrity and safe construction.	Bureau of Building	Prior to approval of construction-related permit	Bureau of Building	
SCA-GEO-2: Soils Report (#37) Applicable To: All projects involving 1) a subdivision (except condominium subdivisions and subdivisions between existing buildings with no new structures) per OMC sections 16.20.060 and 16.24.090 or 2) a grading permit per OMC section 15.04.660. The condition does not apply to projects located in an Earthquake Fault Zone or a Seismic Hazards Zone (see other conditions applicable to those projects). Requirement: The project applicant shall submit a soils report prepared by a registered geotechnical engineer for City review and approval. The soils report shall contain, at a minimum, field test results and observations regarding the nature, distribution and strength of existing soils, and recommendations for appropriate grading practices and project design. The project applicant shall implement the recommendations	Bureau of Building	Prior to approval of construction-related permit	Bureau of Building	

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contained in the approved report during project design and construction.				
SCA-GEO-3: Seismic Hazards Zone (Landslide/ Liquefaction) (#39) Applicable To: all projects located in a Seismic Hazards Zone per the State Seismic Hazards Mapping Act (pertaining to seismically-induced liquefaction and landslides) and involve at least one of the following: a. New structures (except single-family dwellings not part of a development of four or more dwellings); b. Major additions or alterations (defined as exceeding 50% of the value of the structure or 50% of the floor area of the structure); or c. Subdivisions (except condominium subdivisions and subdivisions between existing buildings with no new structures). Requirement: The project applicant shall submit a site-specific geotechnical report, consistent with California Geological Survey Special Publication 117 (as amended), prepared by a registered geotechnical engineer for City review and approval containing at a minimum a description of the geological and geotechnical conditions at the site, an evaluation of site-specific seismic hazards based on geological and geotechnical conditions, and recommended measures to reduce potential impacts related to liquefaction and/or slope stability hazards. The project applicant shall implement the recommendations contained in the approved report during project design and construction.	Bureau of Building	Prior to approval of construction-related permit	Bureau of Building	
I. Hazards and Hazardous Materials				
SCA-HAZ-1: Hazardous Materials Related to Construction (#43) Applicable To: All projects involving construction activities. Requirement: The project applicant shall ensure that Best Management Practices (BMPs) are implemented by the contractor during construction to minimize potential negative effects on groundwater, soils, and human	N/A	During construction	Bureau of Building	

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health. These shall include, at a minimum, the following: a. Follow manufacture's recommendations for use, storage, and disposal of chemical products used in construction; b. Avoid overtopping construction equipment fuel gas tanks; c. During routine maintenance of construction equipment, properly contain and remove grease and oils; d. Properly dispose of discarded containers of fuels and other chemicals; e. Implement lead-safe work practices and comply with all local, regional, state, and federal requirements concerning lead (for more information refer to the Alameda County Lead Poisoning Prevention Program); and f. If soil, groundwater, or other environmental medium with suspected contamination is encountered unexpectedly during construction activities (e.g., identified by odor or visual staining, or if any underground storage tanks, abandoned drums or other hazardous materials or wastes are encountered), the project applicant shall cease work in the vicinity of the suspect material, the area shall be secured as necessary, and the applicant shall take all appropriate measures to protect human health and the environment. Appropriate measures shall include notifying the City and applicable regulatory agency(ies) and implementation of the actions described in the City's Standard Conditions of Approval, as necessary, to identify the nature and extent of contamination. Work shall not resume in the area(s) affected until the measures have been implemented under the oversight of the City or regulatory agency, as appropriate.				
SCA-HAZ-2: Hazardous Building Materials and Site Contamination (#44) Applicable To: All projects involving (a) redevelopment	a. Bureau of Building b. Oakland Fire Department	a. Prior to approval of demolition, grading, or	a. Bureau of Building b. Oakland Fire	

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or change of use of a historically industrial or commercial site; (b) a contaminated site as identified in City records; or (c) a site listed on the State Cortese List; and site remediation activities are required based on an environmental site assessment. Note that the environmental site assessment referenced in this condition is typically required prior to project approval. **a. Hazardous Building Materials Assessment** Requirement: 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. **b. Environmental Site Assessment Required** Requirement: The project applicant shall submit a Phase I Environmental Site Assessment report, and Phase II Environmental Site Assessment report if warranted by the Phase I report, for the project site for review and approval by the City. The report(s) shall be prepared by a qualified environmental assessment professional and include recommendations for remedial action, as appropriate, for hazardous materials. The project applicant shall implement the approved		building permits b. Prior to building permit final	Department	

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
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. **c. Health and Safety Plan Required** Requirement: 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. **d. Best Management Practices (BMPs) Required for Contaminated Sites** Requirement: 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 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.				
SCA-HAZ-3: Hazardous Materials Business Plan (#45) Applicable To: All projects involving the handling, storage, or transportation of hazardous materials during business operations. Requirement: The project applicant shall submit a	Oakland Fire Department	Prior to building permit final	Oakland Fire Department	

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
Hazardous Materials Business Plan for review and approval by the City, and shall implement the approved Plan. The approved Plan shall be kept on file with the City and the project applicant shall update the Plan as applicable. The purpose of the Hazardous Materials Business Plan is to ensure that employees are adequately trained to handle hazardous materials and provides information to the Fire Department should emergency response be required. Hazardous materials shall be handled in accordance with all applicable local, state, and federal requirements. The Hazardous Materials Business Plan shall include the following: a. The types of hazardous materials or chemicals stored and/or used on-site, such as petroleum fuel products, lubricants, solvents, and cleaning fluids. b. The location of such hazardous materials. c. An emergency response plan including employee training information. d. A plan that describes the manner in which these materials are handled, transported, and disposed.				
J. Hydrology and Water Quality				
SCA-HYD-1: Erosion and Sedimentation Control Measures for Construction (#48) Applicable To: All projects involving construction activities, except projects: a) requiring a grading permit; b) located on a hillside property (20% or greater slope); or c) requiring a category III or IV creek protection permit (see other conditions applicable to these other projects). Requirement: The project applicant shall implement Best Management Practices (BMPs) to reduce erosion, sedimentation, and water quality impacts during construction to the maximum extent practicable. At a minimum, the project applicant shall provide filter materials deemed acceptable to the City at nearby catch basins to prevent any debris and dirt from flowing into the City's storm drain system and creeks.	N/A	During construction	Bureau of Building	

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
SCA-HYD-2: Erosion and Sedimentation Control Plan for Construction (#49) Applicable To: All projects involving construction activities that require a grading permit per OMC sec. 15.04.660 or are located on a hillside property (20% or greater slope), except projects requiring a category III or IV creek protection permit (see other conditions for creek protection permits). **a. Erosion and Sedimentation Control Plan Required** Requirement: The project applicant shall submit an Erosion and Sedimentation Control Plan to the City for review and approval. The Erosion and Sedimentation Control Plan shall include all necessary measures to be taken to prevent excessive stormwater runoff or carrying by stormwater runoff of solid materials on to lands of adjacent property owners, public streets, or to creeks as a result of conditions created by grading and/or construction Effective May 1, 2018 Page 42 operations. The Plan shall include, but not be limited to, such measures as short-term erosion control planting, waterproof slope covering, check dams, interceptor ditches, benches, storm drains, dissipation structures, diversion dikes, retarding berms and barriers, devices to trap, store and filter out sediment, and stormwater retention basins. Off-site work by the project applicant may be necessary. The project applicant shall obtain permission or easements necessary for off-site work. There shall be a clear notation that the plan is subject to changes as changing conditions occur. Calculations of anticipated stormwater runoff and sediment volumes shall be included, if required by the City. The Plan shall specify that, after construction is complete, the project applicant shall ensure that the storm drain system shall be inspected and that the project applicant shall clear the system of any debris or sediment. **b. Erosion and Sedimentation Control During Construction** Requirement: The project applicant shall implement the	a. Bureau of Building b. NA	a. Prior to approval of construction-related permit b. During Construction	a. N/A b. Bureau of Building	

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
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.				
SCA-HYD-3: State Construction General Permit (#50) Applicable To: All projects that disturb one acre or more of surface area Requirement: The project applicant shall comply with the requirements of the Construction General Permit issued by the State Water Resources Control Board (State Water Board). The project applicant shall submit a Notice of Intent, Stormwater Pollution Prevention Plan (SWPPP), and other required Permit Registration Documents to State Water Board. The project applicant shall submit evidence of compliance with Permit requirements to the City.	State Water Resources Control Board; evidence of compliance submitted to Bureau of Building	Prior to approval of construction-related permit	State Water Resources Control Board	
SCA-HYD-4: Site Design Measures to Reduce Stormwater Runoff (#52) Applicable To: All projects that create or replace (any amount) of impervious surface, except projects considered Regulated Projects under the NPDES C.3 requirements (see other condition for NPDES C.3 Regulated Projects). Requirement: Pursuant to Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES), the project applicant is encouraged to incorporate appropriate site design measures into the project to reduce the amount of stormwater runoff. These measures may include, but are not limited to, the following: a. Minimize impervious surfaces, especially directly connected impervious surfaces and surface parking areas; b. Utilize permeable paving in place of impervious paving where appropriate; c. Cluster structures; d. Direct roof runoff to vegetated areas;	N/A	Ongoing	N/A	

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
e. Preserve quality open space; and f. Establish vegetated buffer areas.				
SCA-HYD-5: Source Control Measures to Limit Stormwater Pollution (#53) Applicable To: All projects, except projects considered Regulated Projects under the NPDES C.3 requirements (see other condition for NPDES C.3 Regulated Projects). Requirement: Pursuant to Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES), the project applicant is encouraged to incorporate appropriate source control measures to limit pollution in stormwater runoff. These measures may include, but are not limited to, the following: a. Stencil storm drain inlets "No Dumping – Drains to Bay;" b. Minimize the use of pesticides and fertilizers; c. Cover outdoor material storage areas, loading docks, repair/maintenance bays and fueling areas; d. Cover trash, food waste, and compactor enclosures; and e. Plumb the following discharges to the sanitary sewer system, subject to City approval: f. Discharges from indoor floor mats, equipment, hood filter, wash racks, and, covered outdoor wash racks for restaurants; g. Dumpster drips from covered trash, food waste, and compactor enclosures; h. Discharges from outdoor covered wash areas for vehicles, equipment, and accessories; i. Swimming pool water, if discharge to on-site vegetated areas is not feasible; and j. Fire sprinkler teat water, if discharge to on-site vegetated areas is not feasible.	N/A	Ongoing	N/A	
SCA-HYD-6: NPDES C.3 Stormwater Requirements for Regulated Projects (#54) Applicable To: all projects considered Regulated Projects under the NPDES C.3 requirements. Regulated Projects	a. Bureau of Planning; Bureau of Building b. Bureau of Building	a. Prior to approval of construction-related permit	a. Bureau of Building b. Bureau of Building	

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
are: a. Projects that create or replace 10,000 square feet or more of new or existing impervious surface area; and b. The following projects that create or replace 5,000 square feet or more of new or impervious surface area: i. Auto servicing, auto repair, and gas stations; ii. Restaurants (full service, limited service, and fast-food); and iii. Uncovered surface parking lots (including stand-alone parking lots, parking lots serving an activity, and the uncovered portion of parking structures unless drainage from the uncovered portion of the parking structure is connected to the sanitary sewer system). Regulated Projects do not include individual single-family dwellings (that are not part of a larger multi-unit development) or routine maintenance activities.		b. Prior to building permit final		
a. Post-Construction Stormwater Management Plan Required Requirement: The project applicant shall comply with the requirements of Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES). The project applicant shall submit a Post-Construction Stormwater Management Plan to the City for review and approval with the project drawings submitted for site improvements, and shall implement the approved Plan during construction. The Post-Construction Stormwater Management Plan shall include and identify the following: i. Location and size of new and replaced impervious surface; ii. Directional surface flow of stormwater runoff; iii. Location of proposed on-site storm drain lines; iv. Site design measures to reduce the amount of impervious surface area;				

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
v. Source control measures to limit stormwater pollution; vi. Stormwater treatment measures to remove pollutants from stormwater runoff, including the method used to hydraulically size the treatment measures; and vii. Hydromodification management measures, if required by Provision C.3, so that post-project stormwater runoff flow and duration match pre-project runoff. **b. Maintenance Agreement Required** Requirement: The project applicant shall enter into a maintenance agreement with the City, based on the Standard City of Oakland Stormwater Treatment Measures Maintenance Agreement, in accordance with Provision C.3, which provides, in part, for the following: i. The project applicant accepting responsibility for the adequate installation/construction, operation, maintenance, inspection, and reporting of any on-site stormwater treatment measures being incorporated into the project until the responsibility is legally transferred to another entity; and ii. Legal access to the on-site stormwater treatment measures for representatives of the City, the local vector control district, and staff of the Regional Water Quality Control Board, San Francisco Region, for the purpose of verifying the implementation, operation, and maintenance of the on-site stormwater treatment measures and to take corrective action if necessary. The maintenance agreement shall be recorded at the County Recorder's Office at the applicant's expense.				
SCA-HYD-7: NPDES C.3 Stormwater Requirements for Small Projects (#55) Applicable To: all projects involving either of the following: a. Projects that create or replace at least 2,500 square	Bureau of Planning; Bureau of Building	Prior to approval of construction-related permit	Bureau of Building	

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
feet, but less than 10,000 square feet, of new or existing impervious, except projects considered Regulated Projects under the NPDES C.3 requirements (see other condition for NPDES C.3 Regulated Projects); or b. Individual single-family home projects that create or replace at least 2,500 square feet of new or existing impervious. Requirement: Pursuant to Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES), the project applicant shall incorporate one or more of the following site design measures into the project: a. Direct roof runoff into cisterns or rain barrels for reuse; b. Direct roof runoff onto vegetated areas; c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas; d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas; e. Construct sidewalks, walkways, and/or patios with permeable surfaces; or f. Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces. The project drawings submitted for construction-related permits shall include the proposed site design measure(s) and the approved measure(s) shall be installed during construction. The design and installation of the measure(s) shall comply with all applicable City requirements.				
SCA-HYD-8: Architectural Copper (#56) Applicable To: All projects involving new architectural copper. Requirement: The project applicant shall implement Best Management Practices (BMPs) concerning the installation, treatment, and maintenance of exterior architectural copper during and after construction of the project in order to reduce potential water quality	N/A	During construction; ongoing	Bureau of Building	

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
impacts in accordance with Provision C.13 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES). The required BMPs include, but are not limited to, the following: a. If possible, use copper materials that have been pre-patinated at the factory; b. If patination is done on-site, ensure rinse water is not discharged to the storm drain system by protecting storm drain inlets and implementing one or more of the following: c. Discharge rinse water to landscaped area; d. Collect rinse water in a tank and discharge to the sanitary sewer, with approval by the City; or haul off-site for proper disposal; e. During maintenance activities, protect storm drain inlets to prevent wash water discharge into storm drains; and f. Consider coating the copper with an impervious coating that prevents further corrosion.				
SCA-HYD-9: Vegetation Management on Creekside Properties (#57) Applicable To: All projects located on creekside properties. Requirement: The project applicant shall comply with the following requirements when managing vegetation prior to, during, and after construction of the project: a. Identify and leave "islands" of vegetation in order to prevent erosion and landslides and protect habitat; b. Trim tree branches from the ground up (limbing up) and leave tree canopy intact; c. Leave stumps and roots from cut down trees to prevent erosion; d. Plant fire-appropriate, drought-tolerant, preferably native vegetation; e. Provide erosion and sediment control protection if cutting vegetation on a steep slope; f. Fence off sensitive plant habitats and creek areas if	N/A	Ongoing	Bureau of Building	

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
implementing goat grazing for vegetation management; g. Obtain a Tree Permit before removing a Protected Tree (any tree 9 inches diameter at breast height or dbh or greater and any oak tree 4 inches dbh or greater, except eucalyptus and Monterey pine); h. Do not clear-cut vegetation. This can lead to erosion and severe water quality problems and destroy important habitat; i. Do not remove vegetation within 20 feet of the top of the creek bank. If the top of bank cannot be identified, do not cut within 50 feet of the centerline of the creek or as wide a buffer as possible between the creek centerline and the development; j. Do not trim/prune branches that are larger than 4 inches in diameter; k. Do not remove tree canopy; l. Do not dump cut vegetation in the creek; m. Do not cut tall shrubbery to less than 3 feet high; and n. Do not cut short vegetation (e.g., grasses, ground-cover) to less than 6 inches high.				
SCA-HYD-10: Creek Protection Plan (#58) Applicable To: All projects requiring a category III or IV creek protection permit. **a. Creek Protection Plan Required** Requirement: The project applicant shall submit a Creek Protection Plan for review and approval by the City. The Plan shall be included with the set of project drawings submitted to the City for site improvements and shall incorporate the contents required under section 13.16.150 of the Oakland Municipal Code including Best Management Practices ("BMPs") during construction and after construction to protect the creek. Required BMPs are identified below in sections (b), (c), and (d). **b. Construction BMPs** Requirement: The Creek Protection Plan shall	a. Bureau of Planning b. Bureau of Planning c. Bureau of Planning d. Bureau of Planning e. N/A	a. Prior to approval of construction-related permit b. Prior to approval of construction-related permit c. Prior to approval of construction-related permit d. During construction	a. N/A b. N/A c. N/A d. N/A e. Bureau of Building	

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
incorporate all applicable erosion, sedimentation, debris, and pollution control BMPs to protect the creek during construction. The measures shall include, but are not limited to, the following: i. On sloped properties, the downhill end of the construction area must be protected with silt fencing (such as sandbags, filter fabric, silt curtains, etc.) and hay bales oriented parallel to the contours of the slope (at a constant elevation) to prevent erosion into the creek. ii. The project applicant shall implement mechanical and vegetative measures to reduce erosion and sedimentation, including appropriate seasonal maintenance. iii. One hundred (100) percent biodegradable erosion control fabric shall be installed on all graded slopes to protect and stabilize the slopes during construction and before permanent vegetation gets established. All graded areas shall be temporarily protected from erosion by seeding with fast growing annual species. All bare slopes must be covered with staked tarps when rain is occurring or is expected. iv. Minimize the removal of natural vegetation or ground cover from the site in order to minimize the potential for erosion and sedimentation problems. Maximize the replanting of the area with native vegetation as soon as possible. v. All work in or near creek channels must be performed with hand tools and by a minimum number of people. Immediately upon completion of this work, soil must be repacked and native vegetation planted. vi. Install filter materials (such as sandbags, filter fabric, etc.) acceptable to the City at the storm drain inlets nearest to the project site prior to the start of the wet weather season (October 15); site dewatering activities; street washing activities; saw cutting asphalt or concrete; and in order to retain any debris flowing into the City storm drain system.		e. During construction; ongoing		

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Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness and prevent street flooding. vii. Ensure that concrete/granite supply trucks or concrete/plaster finishing operations do not discharge wash water into the creek, street gutters, or storm drains. viii. Direct and locate tool and equipment cleaning so that wash water does not discharge into the creek. ix. Create a contained and covered area on the site for storage of bags of cement, paints, flammables, oils, fertilizers, pesticides, or any other materials used on the project site that have the potential for being discharged to the creek or storm drain system by the wind or in the event of a material spill. No hazardous waste material shall be stored on site. x. Gather all construction debris on a regular basis and place it in a dumpster or other container which is emptied or removed at least on a weekly basis. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to stormwater pollution. xi. Remove all dirt, gravel, refuse, and green waste from the sidewalk, street pavement, and storm drain system adjoining the project site. During wet weather, avoid driving vehicles off paved areas and other outdoor work. xii. Broom sweep the street pavement adjoining the project site on a daily basis. Caked-on mud or dirt shall be scraped from these areas before sweeping. At the end of each workday, the entire site must be cleaned and secured against potential erosion, dumping, or discharge to the creek, street, gutter, or storm drains. xiii. All erosion and sedimentation control measures implemented during construction activities, as well as construction site and materials management shall be in strict accordance with the control standards listed in the latest edition of the Erosion and				

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Sediment Control Field Manual published by the Regional Water Quality Control Board (RWQCB). xiv. Temporary fencing is required for sites without existing fencing between the creek and the construction site and shall be placed along the side adjacent to construction (or both sides of the creek if applicable) at the maximum practical distance from the creek centerline. This area shall not be disturbed during construction without prior approval of the City. **c. Post-Construction BMPs** Requirement: The project shall not result in a substantial increase in stormwater runoff volume or velocity to the creek or storm drains. The Creek Protection Plan shall include site design measures to reduce the amount of impervious surface to maximum extent practicable. New drain outfalls shall include energy dissipation to slow the velocity of the water at the point of outflow to maximize infiltration and minimize erosion. **d. Creek Landscaping** Requirement: The project applicant shall include final landscaping details for the site on the Creek Protection Plan, or on a Landscape Plan, for review and approval by the City. Landscaping information shall include a planting schedule, detailing plant types and locations, and a system to ensure adequate irrigation of plantings for at least one growing season. Plant and maintain only drought-tolerant plants on the site where appropriate as well as native and riparian plants in and adjacent to riparian corridors. Along the riparian corridor, native plants shall not be disturbed to the maximum extent feasible. Any areas disturbed along the riparian corridor shall be replanted with mature native riparian vegetation and be maintained to ensure survival. **e. Creek Protection Plan Implementation**				

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Requirement: The project applicant shall implement the approved Creek Protection Plan during and after construction. During construction, all erosion, sedimentation, debris, and pollution control measures shall be monitored regularly by the project applicant. The City may require that a qualified consultant (paid for by the project applicant) inspect the control measures and submit a written report of the adequacy of the control measures to the City. If measures are deemed inadequate, the project applicant shall develop and implement additional and more effective measures immediately.				
SCA-HYD-11: Creek Dewatering/Diversion (#59) Applicable To: All projects involving creek dewatering or diversion (generally required when there is work within the creek channel). Requirement: The project applicant shall submit a Dewatering and Diversion Plan for review and approval by the City, and shall implement the approved Plan. The Plan shall comply, at a minimum, with the following: a. All dewatering and diversion activities shall comply with the requirements of all necessary regulatory permits and authorizations from other agencies (e.g., Regional Water Quality Control Board, California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, and Army Corps of Engineers). b. All native aquatic life (e.g., fish, amphibians, and turtles) within the work site shall be relocated by a qualified biologist prior to dewatering, in accordance with applicable regional, state, and federal requirements. Captured native aquatic life shall be moved to the nearest appropriate site on the stream channel downstream. The biologist shall check daily for stranded aquatic life as the water level in the dewatering area drops. All reasonable efforts shall be made to capture and move all stranded aquatic life observed in the dewatered areas. Capture methods may include fish landing nets, dip nets, buckets, and by hand. Captured	Bureau of Planning; Bureau of Building	Prior to approval of construction-related permit	Bureau of Building	

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aquatic life shall be released immediately in the nearest appropriate downstream site. This condition does not allow the take or disturbance of any state or federally listed species, nor state-listed species of special concern, unless the applicant obtains a project specific authorization from the California Department of Fish and Wildlife and/or the U.S. Fish and Wildlife Service, as applicable. c. If any dam or other artificial obstruction is constructed, maintained, or placed in operation within the stream channel, ensure that sufficient water is allowed to pass down channel at all times to maintain native aquatic life below the dam or other artificial obstruction. d. Construction and operation of dewatering/diversion devices shall meet the standards contained in the latest edition of the Erosion and Sediment Control Field Manual published by the Regional Water Quality Control Board. e. Coffer dams and/or water diversion system shall be constructed of a non-erodable material which will cause little or no siltation. Coffer dams and the water diversion system shall be maintained in place and functional throughout the construction period. If the coffer dams or water diversion systems fail, they shall be repaired immediately based on the recommendations of a qualified environmental consultant. The devices shall be removed after construction is complete and the site is stabilized. f. Pumped water shall be passed through a sediment settling device before returning to the stream channel. Velocity dissipation measures are required at the outfall to prevent erosion.				
SCA-HYD-12: Structures in a Flood Zone (#60) Applicable To: All projects that involve new construction within a 100-year flood zone as mapped on a Federal Hazard Boundary map, Flood Insurance Rate Map, or other flood hazard delineation map. Staff can refer to the City's GIS map.	Bureau of Building	Prior to approval of construction-related permit	Bureau of Building	

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
Requirement: The project shall be designed to ensure that new structures within a 100-year flood zone do not interfere with the flow of water or increase flooding. The project applicant shall submit plans and hydrological calculations for City review and approval with the construction- related drawings that show finished site grades and floor elevations elevated above the Base Flood Elevation.				
SCA-HYD-13: Bay Conservation and Development Commission (BCDC) Approval (#61) Applicable To: All projects that require a permit from the Bay Conservation and Development Commission (BCDC). BCDC's jurisdiction is generally limited to the first 100 feet inland from the shoreline of San Francisco Bay and the Oakland Estuary. Projects in BCDC's jurisdiction requiring a permit include placing material in the Bay/Estuary, dredging material from the Bay/Estuary, substantially changing the use of a structure or area, constructing or repairing a structure, or grading land. Requirement: The project applicant shall obtain the necessary permit/approval, if required, from the Bay Conservation and Development Commission (BCDC) for work within BCDC's jurisdiction to address issues such as but not limited to shoreline public access and sea level rise. The project applicant shall submit evidence of the permit/approval to the City and comply with all requirements and conditions of the permit/approval.	Approval by BCDC; evidence of approval submitted to Bureau of Planning	Prior to activity requiring permit/approval from BCDC	BCDC	
K. Noise				
SCA-NOI-1: Construction Days/Hours (#62) Applicable To: All projects involving construction. Requirement: The project applicant shall comply with the following restrictions concerning construction days and hours: a. Construction activities are limited to between 7:00 a.m. and 7:00 p.m. Monday through Friday, except that pier drilling and/or other extreme noise generating activities greater than 90 dBA shall be	N/A	During construction	Bureau of Building	

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limited to between 8:00 a.m. and 4:00 p.m. b. Construction activities are limited to between 9:00 a.m. and 5:00 p.m. on Saturday. In residential zones and within 300 feet of a residential zone, construction activities are allowed from 9:00 a.m. to 5:00 p.m. only within the interior of the building with the doors and windows closed. No pier drilling or other extreme noise generating activities greater than 90 dBA are allowed on Saturday. c. No construction is allowed on Sunday or federal holidays. Construction activities include, but are not limited to, truck idling, moving equipment (including trucks, elevators, etc.) or materials, deliveries, and construction meetings held on-site in a non-enclosed area. Any construction activity proposed outside of the above days and hours for special activities (such as concrete pouring which may require more continuous amounts of time) shall be evaluated on a case-by-case basis by the City, with criteria including the urgency/emergency nature of the work, the proximity of residential or other sensitive uses, and a consideration of nearby residents'/occupants' preferences. The project applicant shall notify property owners and occupants located within 300 feet at least 14 calendar days prior to construction activity proposed outside of the above days/hours. When submitting a request to the City to allow construction activity outside of the above days/hours, the project applicant shall submit information concerning the type and duration of proposed construction activity and the draft public notice for City review and approval prior to distribution of the public notice.				
SCA-NOI-2: Construction Noise (#63) Applicable To: All projects involving construction. Requirement: The project applicant shall implement noise reduction measures to reduce noise impacts due to construction. Noise reduction measures include, but	N/A	During construction	Bureau of Building	

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are not limited to, the following: a. Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds) wherever feasible. b. Except as provided herein, impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used, if such jackets are commercially available, and this could achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever such procedures are available and consistent with construction procedures. c. Applicant shall use temporary power poles instead of generators where feasible. d. Stationary noise sources shall be located as far from adjacent properties as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or use other measures as determined by the City to provide equivalent noise reduction. e. The noisiest phases of construction shall be limited to less than 10 days at a time. Exceptions may be allowed if the City determines an extension is necessary and all available noise reduction controls are implemented.				
SCA-NOI-3: Extreme Construction Noise (#64) Applicable To: All projects involving construction. The Construction Noise Management Plan may be required	a. Bureau of Building b. Bureau of Building	a. Prior to approval of construction-related permit	a. Bureau of Building b. Bureau of Building	

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
prior to project approval. **a. Construction Noise Management Plan Required** Requirement: Prior to any extreme noise generating construction activities (e.g., pier drilling, pile driving and other activities generating greater than 90dBA), the project applicant shall submit a Construction Noise Management Plan prepared by a qualified acoustical consultant for City review and approval that contains a set of site-specific noise attenuation measures to further reduce construction impacts associated with extreme noise generating activities. The project applicant shall implement the approved Plan during construction. Potential attenuation measures include, but are not limited to, the following: i. Erect temporary plywood noise barriers around the construction site, particularly along on sites adjacent to residential buildings; ii. Implement "quiet" pile driving technology (such as pre-drilling of piles, the use of more than one pile driver to shorten the total pile driving duration), where feasible, in consideration of geotechnical and structural requirements and conditions; iii. Utilize noise control blankets on the building structure as the building is erected to reduce noise emission from the site; iv. Evaluate the feasibility of noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings by the use of sound blankets for example and implement such measure if such measures are feasible and would noticeably reduce noise impacts; and v. Monitor the effectiveness of noise attenuation measures by taking noise measurements. **b. Public Notification Required** Requirement: The project applicant shall notify property owners and occupants located within 300 feet of the construction activities at least 14 calendar days prior to commencing extreme noise generating activities. Prior		b. During construction		

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
to providing the notice, the project applicant shall submit to the City for review and approval the proposed type and duration of extreme noise generating activities and the proposed public notice. The public notice shall provide the estimated start and end dates of the extreme noise generating activities and describe noise attenuation measures to be implemented.				
SCA-NOI-4: Project-Specific Construction Noise Reduction Measures (#65) Applicable To: All projects for which a noise study was prepared during the project review process that resulted in preliminary recommended noise reduction measures to address specific adjacent sensitive receptors/or businesses that may be impacted by construction noise more than typical (e.g. pre-school activity, meditation center, skilled nursing facility, etc.) Requirement: The project applicant shall submit a Construction Noise Management Plan prepared by a qualified acoustical consultant for City review and approval that contains a set of site-specific noise attenuation measures to further reduce construction noise impacts. The project applicant shall implement the approved Plan during construction.	Bureau of Building	Prior to approval of construction-related permit	Bureau of Building	
SCA-NOI-5: Construction Noise Complaints (#66) Applicable To: All major development projects, specifically those involving: a. Construction of 50 or more residential dwelling units; b. Construction of 50,000 sq. ft. or more of nonresidential floor area; or c. CEQA review (e.g., negative declaration, mitigated negative declaration, or EIR).] Requirement: The project applicant shall submit to the City for review and approval a set of procedures for responding to and tracking complaints received pertaining to construction noise, and shall implement the procedures during construction. At a minimum, the procedures shall include: a. Designation of an on-site construction complaint	Bureau of Building	Prior to approval of construction-related permit	Bureau of Building	

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
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.				
SCA-NOI-6: Exposure to Community Noise (#67) Applicable To: All projects for which a noise study was performed during the project review process and the project exposure to community noise is Conditionally Acceptable, Normally Unacceptable, or Clearly Unacceptable per the land use compatibility guidelines of the Noise Element of the Oakland General Plan. Requirement: The project applicant shall submit a Noise Reduction Plan prepared by a qualified acoustical engineer for City review and approval that contains noise reduction measures (e.g., sound-rated window, wall, and door assemblies) to achieve an acceptable interior noise level in accordance with the land use compatibility guidelines of the Noise Element of the Oakland General Plan. The applicant shall implement the approved Plan during construction. To the maximum extent practicable, interior noise levels shall not exceed the following: a. 45 dBA: Residential activities, civic activities, hotels b. 50 dBA: Administrative offices; group assembly activities c. 55 dBA: Commercial activities d. 65 dBA: Industrial activities	Bureau of Planning	Prior to approval of construction-related permit	Bureau of Building	
SCA-NOI-7: Operational Noise (#68) Applicable To: All projects. Requirement: Noise levels from the project site after	N/A	Ongoing	Bureau of Building	

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
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.				
SCA-NOI-8: Exposure to Vibration (#69) Applicable To: All projects involving new residential facilities or new dwelling units located adjacent to an active rail line. Requirement: The project applicant shall submit a Vibration Reduction Plan prepared by a qualified acoustical consultant for City review and approval that contains vibration reduction measures to reduce groundborne vibration to acceptable levels per Federal Transit Administration (FTA) standards. The applicant shall implement the approved Plan during construction. Potential vibration reduction measures include, but are not limited to, the following: a. Isolation of foundation and footings using resilient elements such as rubber bearing pads or springs, such as a "spring isolation" system that consists of resilient spring supports that can support the podium or residential foundations. The specific system shall be selected so that it can properly support the structural loads, and provide adequate filtering of groundborne vibration to the residences above. b. Trenching, which involves excavating soil between the railway and the project so that the vibration path is interrupted, thereby reducing the vibration levels before they enter the project's structures. Since the reduction in vibration level is based on a ratio between trench depth and vibration wavelength, additional measurements shall be conducted to determine the vibration wavelengths affecting the project. Based on the resulting measurement findings, an adequate trench depth and, if required,	N/A	Ongoing	Bureau of Building	

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
suitable fill shall be identified (such as foamed styrene packing pellets [i.e., Styrofoam] or low-density polyethylene).				
SCA-NOI-9: Vibration Impacts on Adjacent Historic Structures or Vibration-Sensitive Activities (#70) Applicable To: All projects involving construction adjacent to an historical resource under CEQA or adjacent to vibration sensitive activities where vibration could substantially interfere with normal operations. Requirement: The project applicant shall submit a Vibration Analysis prepared by an acoustical and/or structural engineer or other appropriate qualified professional for City review and approval that establishes pre-construction baseline conditions and threshold levels of vibration that could damage the structure and/or substantially interfere with activities.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.	Bureau of Building	Prior to construction	Bureau of Building	
L. Population and Housing				
SCA-POP-1: Jobs/Housing Impact Fee (#71) Applicable To: The following condition applies to all projects per OMC chap. 15.68 involving new construction of office or warehousing activities containing at least 25,000 sq. ft. of floor area. Requirement: The project applicant shall comply with the requirements of the City of Oakland Jobs/Housing Impact Fee Ordinance (chapter 15.68 of the Oakland Municipal Code).	Bureau of Building	Prior to construction	N/A	
SCA-POP-2: Affordable Housing Impact Fee (#72) Applicable To: The following condition applies to all projects subject to the Affordable Housing Impact Fee Ordinance per OMC chap. 15.72. Please refer to the ordinance and administrative regulations for project applicability and requirements. Requirement: The project applicant shall comply with	Bureau of Building	Prior to issuance of building permit; subsequent milestones pursuant to ordinance	N/A	

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
the requirements of the City of Oakland Affordable Housing Impact Fee Ordinance (chapter 15.72 of the Oakland Municipal Code). When Required: Prior to issuance of building permit; subsequent milestones pursuant to ordinance Initial Approval: Bureau of Building Monitoring/Inspection: N/A				
SCA-POP-3: Residential Tenants (#92) Applicable To: The following condition applies to all projects that affect existing residential units on the site (including unpermitted units and live/work units) resulting in temporary or permanent eviction, displacement or relocation of existing residential tenants, or residential tenants previously evicted or relocated in the past 12 months, due to the project or City action related to the project (e.g., the building was "red-tagged" by the City in response to a code violation). Requirement: 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.	N/A	Ongoing	N/A	
M. Public Services, Facilities, and Recreation				

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
Mitigation Measure PUB-1: Part 1) The City shall explore updating the Capital Improvement Impact fees, and/or implement a dedicated impact fee specific to parks and recreation. Dedicating a portion of the impact fee to fund green stormwater infrastructure in public spaces should be explored. **Part 2)** The City shall study the feasibility of creating a Privately Owned Public Spaces (POPOS) program so that outdoor and indoor spaces can be provided for public enjoyment by private owners in exchange for bonus floor area or waivers. An equity analysis will be conducted as part of the study to explore strategies to encourage equitable access.				
Cumulative Mitigation Measure PUB-1: Implement Mitigation Measure PUB-1				
SCA-PUB-1: Compliance with Other Requirements (#3) The project applicant shall comply with all applicable federal, State, regional, and local laws/codes, requirements, regulations, and guidelines, including but not limited to those imposed by the City's Bureau of Building, Fire Marshal, and Public Works Department. Compliance with other applicable requirements may require changes to the approved use and/or plans. These changes shall be processed in accordance with the procedures contained in SCA #4 (Minor and Major Changes).	N/A	N/A	N/A	
SCA-PUB-2: Fire Safety Phasing Plan (#46) Requirement: 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 incorporated into each phase of the project and the schedule for implementation of the features.	Oakland Fire Department	Prior to approval of construction-related permit	Monitoring/Inspection: Bureau of Building	
SCA-PUB-3: Capital Improvements Impact Fee (#73) Requirement: The project applicant shall comply with the requirements of the City of Oakland Capital Improvements Fee Ordinance (chapter 15.74 of the Oakland Municipal Code).	Bureau of Building	Prior to issuance of building permit	N/A	
N. Utilities				

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
Mitigation Measure UTL-1: Part 1) The City of Oakland shall adopt a new SCA and/or revise existing SCA/s that includes the following: New development as a result of the implementation of the Specific Plan shall determine the adequacy and condition of the existing storm drainage infrastructure impacted by the project. The project watershed shall be analyzed for post-construction impacts to drainage within the watershed, accounting for the condition of the existing infrastructure. For any identified adverse impacts, mitigation measures shall be proposed and implemented as part of the project. **Part 2)** All future projects under the Specific Plan shall require the installation of full trash capture device at priority storm drain inlets in the project area and within a 100-foot buffer around the project boundary. **Part 3)** Consider establishing a dedicated impact fee specific to stormwater to address the aging system that is in addition to the citywide Capital Improvements Fee. Recommended fees should be calculated by square footage.				
Cumulative Mitigation Measure UTL-1: Implement Mitigation Measure UTL-1.				
SCA-UTL-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 Building, Fire Marshal, Department of Transportation, and Public Works Department. Compliance with other applicable requirements may require changes to the approved use and/or plans. These changes shall be processed in accordance with the procedures contained in SCA #4: Minor and Major Changes.	N/A	N/A	N/A	
SCA-UTL-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 for review and approval by the Bureau of Planning,	N/A	N/A	N/A	

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
Bureau of Building, and other relevant City departments such as the Fire Department, Department of Transportation, and the Public Works Department as directed. The Construction Management Plan shall contain measures to minimize potential construction impacts including measures to comply with all construction-related Conditions of Approval (and mitigation measures if applicable) such as dust control, construction emissions, hazardous materials, construction days/hours, construction traffic control, waste reduction and recycling, stormwater pollution prevention, noise control, complaint management, and cultural resource management (see applicable Conditions below). The Construction Management Plan 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.				
SCA-UTL-3: Erosion and Sedimentation Control Plan for Construction (#48) **a. Erosion and Sedimentation Control Plan Required** Requirement: The project applicant shall submit an Erosion and Sedimentation Control Plan to the City for review and approval. The Erosion and Sedimentation Control Plan shall include all necessary measures to be taken to prevent excessive stormwater runoff or carrying by stormwater runoff of solid materials on to lands of adjacent property owners, public streets, or to creeks as a result of conditions created by grading and/or construction operations. The Plan shall include, but not be limited to, such measures as short-term erosion control planting, waterproof slope covering, check dams, interceptor ditches, benches, storm drains,	N/A	During construction	Bureau of Building	

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
dissipation structures, diversion dikes, retarding berms and barriers, devices to trap, store and filter out sediment, and stormwater retention basins. Off-site work by the project applicant may be necessary. The project applicant shall obtain permission or easements necessary for off-site work. There shall be a clear notation that the plan is subject to changes as changing conditions occur. Calculations of anticipated stormwater runoff and sediment volumes shall be included, if required by the City. The Plan shall specify that, after construction is complete, the project applicant shall ensure that the storm drain system shall be inspected and that the project applicant shall clear the system of any debris or sediment. **b. Erosion and Sedimentation Control During Construction** Requirement: 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.				
SCA-UTL-4: State Construction General Permit (#50) Applicable To: The following condition applies to all projects that disturb one acre or more of surface area. Requirement: The project applicant shall comply with the requirements of the Construction General Permit issued by the State Water Resources Control Board (SWRCB). The project applicant shall submit a Notice of Intent (NOI), Stormwater Pollution Prevention Plan (SWPPP), and other required Permit Registration Documents to SWRCB. The project applicant shall submit evidence of compliance with Permit requirements to the City.	State Water Resources Control Board; evidence of compliance submitted to Bureau of Building	Prior to approval of construction-related permit	State Water Resources Control Board	
SCA-UTL-5: Site Design Measures to Reduce Stormwater Runoff (#52) Applicable To: The following condition applies to all projects that create or replace (any amount) of impervious surface, except projects considered	N/A	Ongoing	N/A	

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
Regulated Projects under the NPDES C.3 requirements (see other condition for NPDES C.3 Regulated Projects). Requirement: Pursuant to Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES), the project applicant is encouraged to incorporate appropriate site design measures into the project to reduce the amount of stormwater runoff. These measures may include, but are not limited to, the following: a. Minimize impervious surfaces, especially directly connected impervious surfaces and surface b. parking areas; c. Utilize permeable paving in place of impervious paving where appropriate; d. Cluster structures; e. Direct roof runoff to vegetated areas; f. Preserve quality open space; and g. Establish vegetated buffer areas.				
SCA-UTL-6: Source Control Measures to Limit Stormwater Pollution (#53) Applicable to: The following condition applies to all projects, except projects considered Regulated Projects under the NPDES C.3 requirements (see other condition for NPDES C.3 Regulated Projects). Requirement: Pursuant to Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES), the project applicant is encouraged to incorporate appropriate source control measures to limit pollution in stormwater runoff. These measures may include, but are not limited to, the following: a. Stencil storm drain inlets "No Dumping – Drains to Bay;" b. Minimize the use of pesticides and fertilizers; c. Cover outdoor material storage areas, loading docks, repair/maintenance bays and fueling areas; d. Cover trash, food waste, and compactor enclosures;	N/A	Ongoing	N/A	

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
and e. Plumb the following discharges to the sanitary sewer system, subject to City approval: f. Discharges from indoor floor mats, equipment, hood filter, wash racks, and, covered outdoor wash racks for restaurants; g. Dumpster drips from covered trash, food waste, and compactor enclosures; h. Discharges from outdoor covered wash areas for vehicles, equipment, and accessories; i. Swimming pool water, if discharge to on-site vegetated areas is not feasible; and j. Fire sprinkler teat water, if discharge to on-site vegetated areas is not feasible.				
SCA-UTL-7: Construction and Demolition Waste Reduction and Recycling (#82) Requirement: The project applicant shall comply with the City of Oakland Construction and Demolition Waste Reduction and Recycling Ordinance (chapter 15.34 of the Oakland Municipal Code) by submitting a Construction and Demolition Waste Reduction and Recycling Plan for City review and approval and shall implement the approved Waste Reduction and Recycling Plan. 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 Waste Reduction and Recycling Plan 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 Waste Reduction and Recycling Plan 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.	Public Works Department, Environmental Services Department	Prior to approval of construction-related permit	Public Works Department, Environmental Services Department	

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
SCA-UTL-8: Underground Utilities (#83) Requirement: The project applicant shall place underground all new utilities serving the project and under the control of the project applicant and the City, including all new gas, electric, cable, and telephone facilities, fire alarm conduits, street light wiring, and other wiring, conduits, and similar facilities. The new facilities shall be placed underground along the project's street frontage and from the project structures to the point of service. Utilities under the control of other agencies, such as PG&E, shall be placed underground if feasible. All utilities shall be installed in accordance with standard specifications of the serving utilities.	N/A	During construction	Bureau of Building	
SCA-UTL-9: Recycling Collection and Storage Space (#84) Applicable to: The following condition applies to all projects per chapter of 17.118 of the Oakland Planning Code that involve any of the following: a. New residential development of five or more units; b. Alterations to existing residential development of five or more units that increase the floor area by 30% or more; c. New commercial or industrial development; d. Alterations to existing commercial or industrial development that increase the floor area by 30% or more; e. New public facilities; or f. Alterations to areas of existing public facilities used for collecting and loading solid waste. Requirement: The project applicant shall comply with the City of Oakland Recycling Space Allocation Ordinance (chapter 17.118 of the Oakland Planning Code). The project drawings submitted for construction-related permits shall contain recycling collection and storage areas in compliance with the Ordinance. For residential projects, at least two (2) cubic feet of storage	Bureau of Planning	Prior to approval of construction-related permit	Bureau of Building	

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
and collection space per residential unit is required, with a minimum of ten (10) cubic feet. For nonresidential projects, at least two (2) cubic feet of storage and collection space per 1,000 square feet of building floor area is required, with a minimum of ten (10) cubic feet.				
SCA-UTL-10: Green Building Requirements (#85) Applicable to: The following condition applies to all projects involving any the following: Residential a. New Construction of a One or Two Family Dwelling b. New Construction of a Multi-Family Dwelling (3+ units); c. Additions or Alterations to a One or Two Family Dwelling over 1,000 sq. ft. of total floor area; or d. Construction of or Alteration to Residential Units (any amount) that Receive City Funding (NOFA projects) Non-Residential a. New Construction of Non-Residential Building over 25,000 sq. ft. of total floor area; or b. Major Alterations (see Green Building Definitions) over 25,000 sq. ft. of total floor area to a Non-Residential Building.] **a. Compliance with Green Building Requirements During Plan-Check** Requirement: The project applicant shall comply with the requirements of the California Green Building Standards (CALGreen) mandatory measures and the applicable requirements of the City of Oakland Green Building Ordinance (chapter 18.02 of the Oakland Municipal Code). i. The following information shall be submitted to the City for review and approval with the application for a building permit: ▪ Documentation showing compliance with Title 24 of the current version of the California Building	a. Bureau of Building b. N/A c. Bureau of Planning	a. Prior to approval of construction-related permit b. During construction c. Prior to final approval	a. N/A b. Bureau of Building c. Bureau of Building	

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
Energy Efficiency Standards. ▪ Completed copy of the final green building checklist approved during the review of the Planning and Zoning permit. ▪ Copy of the Unreasonable Hardship Exemption, if granted, during the review of the Planning and Zoning permit. ▪ Permit plans that show, in general notes, detailed design drawings, and specifications as necessary, compliance with the items listed in subsection (ii) below. ▪ Copy of the signed statement by the Green Building Certifier approved during the review of the Planning and Zoning permit that the project complied with the requirements of the Green Building Ordinance. ▪ Signed statement by the Green Building Certifier that the project still complies with the requirements of the Green Building Ordinance, unless an Unreasonable Hardship Exemption was granted during the review of the Planning and Zoning permit. ▪ Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance. ii. The set of plans in subsection (i) shall demonstrate compliance with the following: ▪ CALGreen mandatory measures. ▪ All pre-requisites per the green building checklist approved during the review of the Planning and Zoning permit, or, if applicable, all the green building measures approved as part of the Unreasonable Hardship Exemption granted during the review of the Planning and Zoning permit. ▪ The point level certification requirement is 53 points for residential and LEED Gold (mid-60 points minus cool roof requirements) for non-residential per the appropriate checklist approved				

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
during the Planning entitlement process. ▪ All green building points identified on the checklist approved during review of the Planning and Zoning permit, unless a Request for Revision Plan-check application is submitted and approved by the Bureau of Planning that shows the previously approved points that will be eliminated or substituted. ▪ The required green building point minimums in the appropriate credit categories. **b. Compliance with Green Building Requirements During Construction** Requirement: The project applicant shall comply with the applicable requirements of CALGreen and the Oakland Green Building Ordinance during construction of the project. The following information shall be submitted to the City for review and approval: i. Completed copies of the green building checklists approved during the review of the Planning and Zoning permit and during the review of the building permit. ii. Signed statement(s) by the Green Building Certifier during all relevant phases of construction that the project complies with the requirements of the Green Building Ordinance. iii. Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance. **c. Compliance with Green Building Requirements After Construction** Requirement: Prior to the finalizing the Building Permit, the Green Building Certifier shall submit the appropriate documentation to City staff and attain the minimum required point level.				
SCA-UTL-11: Green Building Requirements: Small Projects (#86)	a. Bureau of Building	a. Prior to approval of construction-	a. N/A	

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
Applicable To: All projects involving any of the following and are rated using the Small Commercial or Bay Friendly Basic Landscape Checklists: a. New Construction of Non-Residential Buildings between 5,000 and 25,000 sq. ft. of total floor area; b. Additions/Alterations 5,000 and 25,000 sq. ft. of total floor area to a Non-Residential Building; c. Additions/Alterations (not meeting the Major Alteration Definition) over 25,000 sq. ft. of total floor area to a Non-Residential Building; d. Additions/Alterations 5,000 and 25,000 sq. ft. of total floor area to a Historic Non-Residential Building; e. Additions/Alterations (not meeting the Major Alteration Definition) over 25,000 sq. ft. of total floor area to a Historic Non-Residential Building; or f. Construction projects with over 25,000 sq. ft. of total floor area of new construction requiring a landscape plan.] **a. Compliance with Green Building Requirements During Plan-Check** The project applicant shall comply with the requirements of the California Green Building Standards (CALGreen) mandatory measures and the applicable requirements of the City of Oakland Green Building Ordinance (chapter 18.02 of the Oakland Municipal Code) for projects using the StopWaste.Org Small Commercial Checklist or Bay Friendly Basic Landscape Checklist]. i. The following information shall be submitted to the City for review and approval with application for a building permit: ▪ Documentation showing compliance with Title 24 of the current version of the California Building Energy Efficiency Standards. ▪ Completed copy of the green building checklist approved during the review of a Planning and Zoning permit.	b. N/A	related permit b. During construction	b. Bureau of Building	

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
▪ Permit plans that show in general notes, detailed design drawings and specifications as necessary compliance with the items listed in subsection (b) below. ▪ Other documentation to prove compliance. ii. The set of plans in subsection (a) shall demonstrate compliance with the following: ▪ CALGreen mandatory measures. ▪ All applicable green building measures identified on the checklist approved during the review of a Planning and Zoning permit, or submittal of a Request for Revision Plan-check application that shows the previously approved points that will be eliminated or substituted. **b. Compliance with Green Building Requirements During Construction** Requirement: The project applicant shall comply with the applicable requirements of CALGreen and the Green Building Ordinance during construction. The following information shall be submitted to the City for review and approval: i. Completed copy of the green building checklists approved during review of the Planning and Zoning permit and during the review of the Building permit. ii. Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance.				
SCA-UTL-12: Sanitary Sewer System (#87) Applicable To: The following condition applies to all major development projects, specifically those involving any of the following: a. Construction of 50 or more residential dwelling units; b. Construction of 50,000 sq. ft. or more of nonresidential floor area; or c. CEQA review (e.g., negative declaration, mitigated negative declaration, or EIR).]	Public Works Department, Department of Engineering and Construction	Prior to approval of construction-related permit	N/A	

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
Requirement: The project applicant shall prepare and submit a Sanitary Sewer Impact Analysis to the City for review and approval in accordance with the City of Oakland Sanitary Sewer Design Guidelines. The Impact Analysis shall include an estimate of pre-project and post-project wastewater flow from the project site. In the event that the Impact Analysis indicates that the net increase in project wastewater flow exceeds City-projected increases in wastewater flow in the sanitary sewer system, the project applicant shall pay the Sanitary Sewer Impact Fee in accordance with the City's Master Fee Schedule for funding improvements to the sanitary sewer system.				
SCA-UTL-13: Storm Drain System (#88) Applicable To: The following condition applies to all major development projects, specifically those involving any of the following: a. Construction of 50 or more residential dwelling units; b. Construction of 50,000 sq. ft. or more of nonresidential floor area; or c. CEQA review (e.g., negative declaration, mitigated negative declaration, or EIR).] Requirement: The project storm drainage system shall be designed in accordance with the City of Oakland's Storm Drainage Design Guidelines. To the maximum extent practicable, peak stormwater runoff from the project site shall be reduced by at least 25 percent compared to the pre-project condition.	Bureau of Building	Prior to approval of construction-related permit	Bureau of Building	
SCA-UTIL-14: Recycled Water (#89) Applicable To: The following condition applies to all projects per OMC section 16.08.030 involving a tentative map approval (tentative parcel map or tentative tract map) for a land subdivision or condominium subdivision located in the EBMUD Recycled Water Project area (generally portions of West Oakland, Downtown, and Jack London Square; staff can refer to the map on the City server). Requirement: Pursuant to Section 16.08.030 of the	Bureau of Planning; Bureau of Building	Prior to approval of construction-related permit	Bureau of Building	

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
Oakland Municipal Code, the project applicant shall provide for the use of recycled water in the project for feasible recycled water uses unless the City determines that there is a higher and better use for the recycled water, the use of recycled water is not economically justified for the project, or the use of recycled water is not financially or technically feasible for the project. Feasible recycled water uses may include, but are not limited to, landscape irrigation, commercial and industrial process use, and toilet and urinal flushing in non-residential buildings. The project applicant shall contact the New Business Office of the East Bay Municipal Utility District (EBMUD) for a recycled water feasibility assessment by the Office of Water Recycling. If recycled water is to be provided in the project, the project drawings submitted for construction-related permits shall include the proposed recycled water system and the project applicant shall install the recycled water system during construction.				
SCA-UTL-15: Water Efficient Landscape Ordinance (WELO) (#90) Applicable To: The following condition applies to all projects involving: a. New Construction Projects with an aggregate landscape area equal to or greater than 500 sq.ft. (For the purpose of this condition "New Construction" means a new building with a landscape or other new landscape not associated with a building); b. Rehabilitated Landscape Projects with an aggregate landscape area equal to or greater than 2,500 sq. ft. (For the purpose of this Condition "Rehabilitated" means any re-landscaping project); c. Existing Landscapes; and d. Cemeteries Requirement: The project applicant shall comply with California's Water Efficient Landscape Ordinance (WELO) in order to reduce landscape water usage. For the specific ordinance requirements, see the link below: http://www.water.ca.gov/wateruseefficiency/landscapeo	Bureau of Planning	Prior to approval of construction-related permit	Bureau of Building	

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
rdinance/docs/Title%2023%20extract%20-%20Official%20CCR%20pages.pdf For any landscape project with an aggregate (total noncontiguous) landscape area equal to 2,500 sq. ft. or less. The project applicant may implement either the Prescriptive Measures or the Performance Measures, of, and in accordance with the California's Model Water Efficient Landscape Ordinance. For any landscape project with an aggregate (total noncontiguous) landscape area over 2,500 sq. ft., the project applicant shall implement the Performance Measures in accordance with the WELO. *Prescriptive Measures:* Prior to construction, the project applicant shall submit documentation showing compliance with Appendix D of California's Model Water Efficient Landscape Ordinance (see page 38.14(g) in the link above). *Performance Measures:* Prior to construction, the project applicant shall prepare and submit a Landscape Documentation Package for review and approval, which includes the following: a. Project Information: i. Date, ii. Applicant and property owner name, iii. Project address, iv. Total landscape area, v. Project type (new, rehabilitated, cemetery, or homeowner installed), vi. Water supply type and water purveyor, vii. Checklist of documents in the package, and viii. Applicant signature and date with the statement: "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package." b. Water Efficient Landscape Worksheet: i. Hydrozone Information Table			

SCA/MM	Implementation Responsibility & Action	Timing	Monitoring Responsibility & Action	Date Completed/ Signature
ii. Water Budget Calculations with Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use c. Soil Management Report d. Landscape Design Plan e. Irrigation Design Plan, and f. Grading Plan Upon installation of the landscaping and irrigation systems, the Project applicant shall submit a Certificate of Completion and landscape and irrigation maintenance schedule for review and approval by the City. The Certificate of Compliance shall also be submitted to the local water purveyor and property owner or his or her designee.				