



City of  
**OAKLAND** *California*

**OAKLAND ARMY BASE**  
**COMMUNITY JOBS**  
**OVERSIGHT COMMISSION**

**MEETING AGENDA PACKET**

**DATE:**           **JANUARY 16, 2020**

**TIME:**           **4:00 pm to 6 pm**

**LOCATION:**       **HEARING ROOM #3**  
First Floor City Hall  
#1 Frank Ogawa Plaza,  
Oakland, CA 94612

✓ **Please check location.** *Room assignments are  
subject to change.*

=

Office of the City Administrator,  
Contracts & Compliance 250 Frank Ogawa Plaza Suite 3341.

Staff Contact:

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M. Mayberry, [mmayberry@oaklandca.gov](mailto:mmayberry@oaklandca.gov) (510-238-7324) or

# **AGENDA ITEM 3**

**MEETING AGENDA**

**JANUARY 16, 2020**

**CITY OF OAKLAND  
COMMUNITY JOBS OVERSIGHT COMMISSION  
Thursday, January 16, 2020  
4:00 p.m. – 6:00 p.m.  
Oakland City Hall - Hearing Room 3**

**Commissioners:** Brian Beveridge (Vice Chairperson), Margaret Gordon, Megan Morodomi, Kate O’Hara (Chairperson), Len Turner, Doug Bloch, Larry Gallegos, Saabir Lockett

**Commission Staff:** Deborah Barnes, Director, Contracts and Compliance Division, City Administrator’s Office, Mary Mayberry, Administrative Services Manager, Joyce Guy, West Oakland Job Resource Center

**City Attorney Staff:** Julian Gross, Counsel to the City

**MEETING AGENDA**

AGENDA ITEM	PAGE	TYPE
1. Roll Call and Determination of Quorum		
2. Open Forum		
3. Review of Agenda	3	<i>Action</i>
4. Consideration of the Minutes for the meeting held on December 19, 2020	6	<i>Action</i>
5. Presentation by California Waste Solutions (CWS): Update on Project at the Oakland Army Base (OAB)	9	<i>Action</i>
6. Compliance Reports		<i>Informational</i>
A. Workforce Updates		
• Vertical Construction Report by Craft –		
• OGLC #2 Whiting Turner	37	
• Potential Shortfall Summary Status		
• Good Eggs – John Sutti & Assoc.	39	
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B. West Oakland Job Resource Center Updates	42	
7. Meeting Adjournment		

The meeting will adjourn upon the completion of the Commission’s business.

A member of the public may speak on any item appearing on the agenda. Speakers must complete a speaker's card prior to being recognized by the Chair. All speakers will be allotted a maximum of three minutes unless the Chairperson allocates additional time.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in the meeting of the Community Jobs Oversight Commission or its committees, please contact the Contracts and Compliance Division of the City Administrator's Office at (510) 238-3970. Notification two full business days prior to the meeting will enable the City of Oakland to make reasonable arrangements to ensure accessibility.

Should you have any questions or concerns regarding this agenda, or wish to review any addenda-related material, please contact the Contracts and Compliance Division of the City Administrator's Office at (510) 238-3970.

La reunión se levantará una vez finalizadas las actividades de la Comisión.

Un miembro del público puede hablar sobre cualquier punto que aparezca en el orden del día. Los oradores deben completar la tarjeta de un orador antes de ser reconocidos por el Presidente. A todos los oradores se les asignará un máximo de tres minutos a menos que el Presidente asigne tiempo adicional.

De conformidad con la Ley de Estadounidenses con Discapacidades, si necesita asistencia especial para participar en la reunión de la Comisión de Supervisión de Empleos de la Comunidad o sus comités, comuníquese con la División de Contratos y Cumplimiento de la Oficina al (510) 238-3970. La notificación dos días hábiles completos antes de la reunión permitirá a la ciudad de Oakland hacer arreglos razonables para garantizar la accesibilidad.

Si tiene alguna pregunta o inquietud con respecto a esta agenda, o si desea revisar cualquier material relacionado con las adiciones, comuníquese con la División de Contratos y Cumplimiento de la Oficina del Administrador de la Ciudad al (510) 238-3970.

会议将在委员会工作结束后休会。公众可以就议程上的任何项目发言。发言者必须填写演讲证，才能得到主席的确认。除非主席分配更多的时间，否则所有发言者最多只能分配三分钟。根据《美国残疾人法案》，如果您需要特别协助参加社区工作监督委员会或其委员会会议，请联系市行政长官合同和合规部办公室：(510) 238-3970。通知在会议召开前两个完整工作日将使奥克兰市做出合理的安排，以确保无障碍。如果您对本议程有任何疑问或疑虑，或希望查阅任何与增编相关的材料，请致电 (510) 238-3970 与市行政长官办公室合同和合规部联系

# **AGENDA ITEM 4**

**Meeting Minutes**

**DECEMBER 19, 2019**

# MEETING MINUTES

**CITY OF OAKLAND  
COMMUNITY JOBS OVERSIGHT COMMISSION  
Thursday December 19, 2019  
4:00 p.m. – 6:00 p.m.  
Oakland City Hall - Hearing Room 3**

## **In Attendance**

<b>Present</b>	<b>Excused</b>	<b>Absent</b>
Brian Beveridge		Margaret Gordon
Megan Morodomi		Doug Bloch
Kate O'Hara		Art Shanks
Len Turner		
Larry Gallegos		
Saabir Lockett		

## **MEETING AGENDA**

Meeting called to order at 4:10 pm

- 1. Roll Call and Determination of Quorum** – quorum present at call to order
- 2. Open Forum** – No speakers
- 3. Review of Agenda** – No changes noted.
- 4. Consideration of the Minutes for the meetings held on November 21, 2019**  
No quorum present at the November meeting. No Minutes available.
- 5. Update on California Waste Solutions (presentation by Betsy Lake, Assistant City Administrator)** Ms. Lake was unable to attend. She will be invited to present at the next meeting.
- 6. Compliance Reports**
  - A. Workforce Updates**  
Oakland Global Logistics Center #2 – Whiting Turner, Prime Contractor Project is complete. Potential penalties still exist as noted in the report. Contractor has submitted documents for staff's review to possibly offset the 50% resident shortfall. Numbers from the last report remain unchanged. 50% Residential Shortfall = 9,018.59 hrs., 20% Apprentice Shortfall = 9,388.14 hours, Potential Liquidated damages = \$368,134.60

**Good Eggs – John Sutti & Associates – Prime Contractor**

Project is nearing completion. Good Eggs submitted some core hours for staff's review. Total Employee hours = 9,890.75, Core hours = 3,249.00, Adjusted Employee Hours = 6,641.75 Potential penalties exist as noted: 50% residential shortfall = 3,163.13 hours, 20% Apprenticeship = 87.70 hours, Potential Liquidated Damages = \$65,016.60 The prime contractor noted that they will have some problems meeting the 50% residential goal. The prime contractor is looking for documented hours on other projects worked during the same period to offset the shortfall.

Berkeley Cement's core hour report was reviewed to determine whether they meet the minimum requirements. They did not have core hours so their liquidated damages remain the same.

Commissioner Beveridge – In the previous report, who is Western Oilfield? Are they a drilling contractor? What do they do?

Vivian Inman – In conversation with the prime contractor they indicated that Western only dropped off oil to the site, they did not do any work on the project.

Goodfellow Bros. was just sent their preliminary notice so they have not responded yet.

One portion of the OAB has just started. MH1 Caltrans Site Surrender and Vacation work. The Notice to Proceed was 12/6/19 received by CCIG. CCIG hired Alarcon Bohm to do the work, which includes removal of rain gutters, demolish walkways, and relocate 40 shipping containers to the West Gateway. Contract is valued at \$211,436. No workforce hours have been reported.

Commissioner Beveridge: What are they removing?

Commissioner Morodomi: Two modular buildings that Caltrans was occupying as part of their Bay Bridge project, on site offices. They had a contract with the City going back to 2002. They were relocated to a parcel called MH1 and their lease expires on 12/31/19. They were occupying West Gateway. This is the last leg of that reduction.

Vivian Inman – We have completed the horizontal portion of the project, and collected liquidated damages, about \$500K and about \$91K for the vertical.

Commissioner Beveridge: Request for future agenda items  
Do projects like this have a close out audit?

Because in this instance, contractors paid the liquidated damages rather than pay workers, is it feasible to look at whether the liquidated damages should be increased for future projects?

Julian Gross: One would agree that the higher the liquidated damages is, the more of a deterrent it becomes.

**B. West Oakland Job Resource Center Update**

Matt Fernandes – For the month of November:

33 people attended orientation

Of that amount 19 were re-entry and 11 were Oakland residents

One was referred to apprenticeship, was tested and placed in Laborers 304 and placed with McGuire and Hester

Goodfellow hired one of our workers as a laborer, also placed another person at Northern Cement as a laborer. All placements were Oakland residents. All placements started at approximately \$20.50/hr.

One person was placed in temporary employment at Guittard Chocolate. Paid union dues for and bought tools for two placements.

Job Fair upcoming for jobs at the Oakland Airport. They are looking to hire 80 people. Upcoming TDL Training with the Teamsters. Deadline to apply is 01/10. The program will run from 01/21 to 02/07. For the first time stipends will be offered to students, \$100/week for attending. Good Eggs Maritime will open 02/12 so we will be able to supply them with some local workers. Training is for drivers as well as warehouse workers.

**7. Meeting Adjournment**



**AGENDA ITEM 5**

**UPDATE ON CALIFORNIA WASTE  
SOLUTIONS PROJECT AT THE  
OAKLAND ARMY BASE**

**Case File Number: PLN 19158**

<b>Location:</b>	<b>2008 Wake Avenue</b>
<b>Assessor's Parcel Number(s):</b>	018 050800700
<b>Proposal:</b>	Construct a 171,765 sq.ft. 50-foot tall recycling facility on vacant parcel at the former Oakland Army Base. The building will serve as the new California Waste Solutions Recycling (CWS) facility.
<b>Applicant:</b>	RPR Architects
<b>Contact Person/ Phone Number:</b>	Kathleen Rousseau representing California Waste Solutions (CWS) 510-272-0654.
<b>Owner:</b>	City of Oakland
<b>Case File Number:</b>	<b>PLN19158</b>
<b>Planning Permits Required:</b>	Major Conditional Use Permit
<b>General Plan:</b>	Business Mix
<b>Zoning:</b>	Gateway District Industrial Zone (D-GI)
<b>Environmental Determination:</b>	TBD
<b>Historic Status:</b>	NA
<b>City Council District:</b>	District 3
<b>Finality of Decision:</b>	NA
<b>For Further Information:</b>	Contact Case Planner: Corey Alvin, (510)238-6316 or <a href="mailto:calvin@oaklandca.gov">calvin@oaklandca.gov</a>

**SUMMARY**

The purpose of this report is to provide design review analysis for a new 171,765 square foot, 50-foot tall recycling facility building to be constructed on a vacant lot currently owned by the City of Oakland referred to as CN-1 within the North Gateway portion of the former Oakland Army Base (OARB) Redevelopment Plan Area. The project sponsor, California Waste Solutions (CWS) is a local recycling company headquartered in West Oakland with existing facilities at 3300 Wood Street and 1820 10<sup>th</sup> Street. CWS' existing West Oakland facilities would be closed. Its recycling operations would be permanently relocated to a newly constructed recycling facility 2008 Wake Avenue. In addition to recycling operations, an informational area to accommodate scheduled tours of the facility is provided at the two-story front entry of the building facing Wake Avenue.

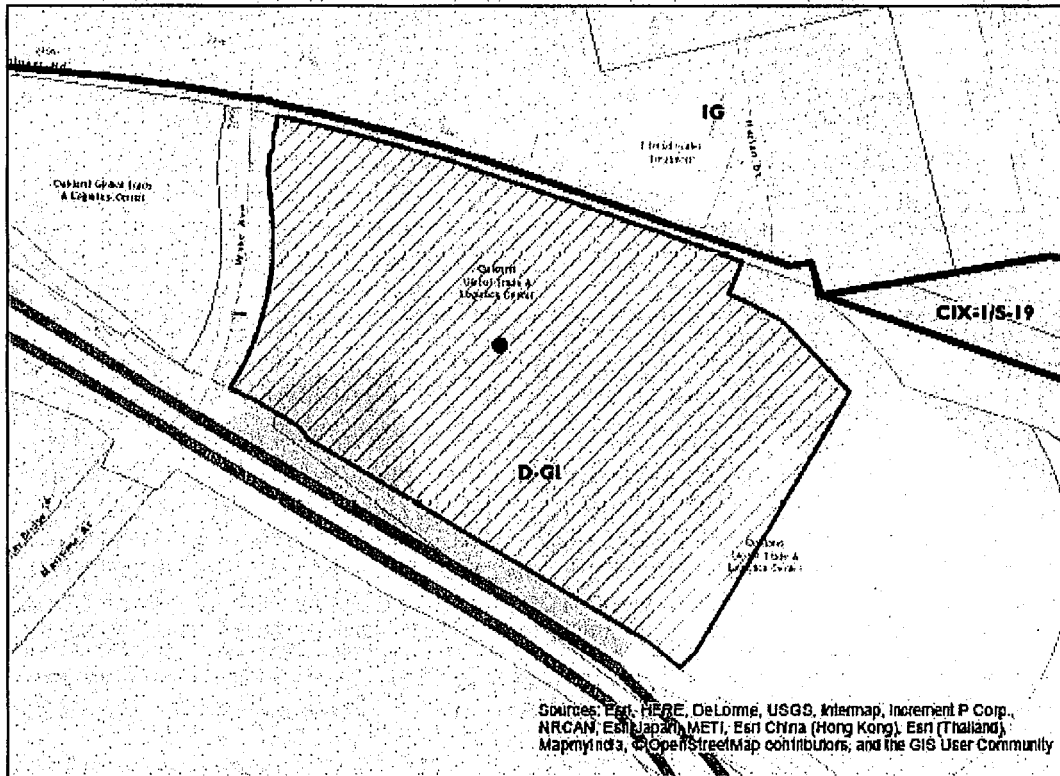
The new recycling facility would be situated on the lot with the front entry facing west and surrounded by ample asphalt to accommodate heavy truck circulation to and from the site. Landscaping including bio-swales would be planted along the perimeter of the parking and loading areas and act as a buffer from the surrounding parcels. The proposal is comprised of a two-story, 170,765 square-foot (sf) recycling facility including approximately 6,000 square feet of administrative office space and approximately 1,600 square feet of educational/observation areas to be used as CWS' Oakland headquarters.

**PROJECT SITE AND SURROUNDING AREA**

The site is a 14.36-acre vacant lot at the northeast corner of Maritime Street and West Grand Avenue. Maritime Street northbound changes to Wake Avenue as Maritime Street crosses West Grand Avenue. The site address is known currently as 2008 Wake Avenue and is surrounded by

East Bay Municipal Utilities District and a BNSF rail spur to the north, a 10-acre vacant city owned lot and I-880 to the east, Grand Avenue overpass to the south and a 16.7-acre truck parking lot operated by OMSS to the west. The site is not within 100 feet of the ordinary high-water mark and would not be subject to the requirements of the Creek Ordinance.

**Location Map**



0 125 250 500 750 1,000 Feet



## **PROJECT BACKGROUND**

In 2002, the City and the Port of Oakland independently adopted the OARB Area Redevelopment Plan and similarly certified the 2002 OARB Redevelopment Plan EIR (2002 OARB Environmental Impact Report, or EIR). Subsequently in 2012, the City and the Port adopted the 2012 Addendum to the 2002 OARB EIR (2012 Addendum). The 2012 Addendum analyzed a land use program in the North Gateway area that assumed approximately 27.3 acres north of West Grand Avenue would be reserved for up to 379,610 square feet of use for indoor recycling facilities. The North Gateway was anticipated to include three land uses including "site CN1: a recycling facility within an approximately 206,000 square foot building (the subject site), site CN2: a recycling facility within an approximately 173,700 square foot building, and site CN3: a truck services facility in a small, 830 square foot building.

The applicant, California Waste Solutions (CWS), is a local recycling company headquartered in Oakland with existing facilities at 3300 Wood Street and 1820-10<sup>th</sup> Street. CWS is proposing to purchase the vacant 14.36-acre City owned lot at 2308 Wake avenue, construct a new facility and relocate its existing operations to the new facility. Pursuant to obtaining all required discretionary permits for the proposed use and construction of the site, the City of Oakland would consider transfer of the property to CWS subject to the terms of a Disposition and Development Agreement. The subject parcel is zoned within the D-GI Industrial District. The proposed use falls within the "Extensive Impact Civic-Curbside Recycling Collection" Activity land use Classification. A Major Conditional Use Permit (CUP) granted by the Planning Commission is required for this land use at the subject parcel.

An Exclusive Negotiating Agreement (ENA) by and between the City of Oakland and California Waste Solutions was authorized by Oakland City Council Resolution 87308 on July 24, 2018. An extension to the ENA was granted from July 25, 2019 to October 22, 2019. And extended again from November 10, 2019 to February 8, 2019 (pending). The new facility is intended to receive, process and transfer up to 850 tons per day of multiple material streams including residential and commercial recycling material (i.e. the material collected from recycling bins, recycling carts and other recycling containers). The actual amount of materials processed and building components that would be permitted at the new location is subject to the granting of a CUP and the necessary CEQA review of the proposed operation.

## **PROJECT DESCRIPTION**

The newly constructed recycling facility would accommodate a first-floor lobby area, a second floor educational and observation area, first and second floor administrative offices, a material receiving area, a material recycling and recovery area with processing equipment, a bale storage area, a material shipping area, a truck maintenance area and a dispatch area. The outdoor areas would accommodate employee parking, collection truck parking, a weighing scale and a scale house. The facility would also provide for compressed natural gas fueling, maintenance and dispatch for recyclable collection operations.

## GENERAL PLAN ANALYSIS

The General Plan Land Use designation for this property is Business Mix. The Desired Character of Uses Section of policy adopted for the Business Mix Land Use category includes warehouse and distribution, truck and rail transportation services and offices. (Oakland General Plan Land Use Diagram p. 152)

The General Plan also identifies several Industry and Commerce Objectives for this area including:

- Policy I/C1.1 Attracting New Business:  
*The proposed project will provide business activity on a parcel that is currently vacant. New ancillary recycling businesses and new shipping and material fabrication businesses would be encouraged to locate in the vicinity.*
- Policy I/C1.2 Retaining Existing Business:  
*Development of the site to accommodate large scale recycling business near shipping and transit centers and away from residential areas would help to provide a stable platform for business retention.*
- Policy I/C1.5 Using City owned Property to Stimulate Economic Development:  
*The subject parcel is currently owned by the City and it has been determined that economic development would be better stimulated by initiating the transfer of the parcel to a firm that is incentivized to develop the parcel and relocate its business operations that are consistent and compatible the surrounding land use.*
- Policy I/C5.3 Planning for the Army Base:  
*The proposed project and its environmental impacts were contemplated in the 2012 EIR Addendum.*

The project complies with the General Plan by providing a new location for CWS that minimizes the impact of truck intensive operations in a West Oakland community that has been historically disproportionately impacted by the degradation of air quality caused by diesel truck emissions and truck activity.

## ZONING ANALYSIS

The site is zoned D-GI. The D-GI zone *"is intended to facilitate implementation of the Oakland Army Base Reuse Plan*

The following table compares the proposed project with the D-GI development standards:

Zoning Analysis Table (includes only applicable regulations):

Criteria	D-GI District Zoning	Proposed	Analysis
<b>Land Use</b>			
"Extensive Impact Civic – Curbside Recycling Collection" Activity	P(L2)	170,765 square foot recycling facility including 6000 square feet of office/educational space	Major Conditional Use Permit required based on size of facility
<b>Development Standards</b>			
Lot Area	5,000 square feet min.	14.36 acres	Complies
Minimum Setbacks	None	80-foot front setback, 75-foot side setback and 330-foot rear setback	Complies
Maximum Floor Area Ratio	5.0	Less than 1.0	Complies
Building Height	65-foot height limit	46 feet plus 7.5-foot equipment screens	Complies
Parking	No minimum, number of parking spaces to be prescribed by the Director of Planning.	268 employee and truck stalls and more than 10 bike parking stalls	Complies
Public Art	Required	Applicant will install on-site art	Complies

**DESIGN AND RELATED ISSUES**

Site design and building design of all projects in the D-GI zone are subject to the requirements of the D-GI District Design Standards. The intent of the Design Standards is to:

- Ensure high quality design through the use of quality building materials, pleasing building composition and form, and visual interest.
- Create a functional environment consistent with the industrial nature of the D-GI Zone.
- Enhance the view of the district as seen from the street and nearby freeways.
- Reduce the potential for criminal activity through the use of Crime Prevention Through Environmental Design (CPTED) principles.
- Utilize landscaping to soften the urban industrial character of the district, enhance the architecture of the site, and provide appropriate visual screening and environmental benefits; and
- Create a district with a visual identity that incorporates characteristics of Oakland industrial architecture in a contemporary way and reflects current industrial design and construction methods.

The following table compares the proposed project with the D-GI District Design Standards

Criteria	Design Standard	Analysis
<b>Site Design</b>		
Section 1.1. <u>Surfacing</u>	All driveway, parking and loading areas shall have durable, dustless, all weather surface.	The paving material proposed for this project meets these requirements.
Section 1.2 <u>Pedestrian Pathway</u>	A clearly identifiable pathway to the main building entry with a minimum width of 5 feet is required from the street and from parking areas.	The plan does not show that a 5-foot wide pathway from the street and parking areas is identifiable.
Section 1.3. <u>Fence/Wall Height</u>	10-foot maximum height.	Complies
Section 1.4. <u>Fence /Wall Transparency</u>	The above 42 inches shall have a transparency of 70%	Complies
Section 1.5. <u>Screening of Utility Equipment and Trash Collection Areas</u>	Shall be enclosed and no taller than 2 feet above the object being screened not exceeding 15 feet.	Complies
Section 1.6. <u>Secured Areas</u>	Areas of the site not visible from the street shall be secured with a fence, wall or similar barrier during non-business hours.	Complies
Section 1.7. <u>Perimeter Security Fencing Materials and Colors</u>	All perimeter security fencing shall be made of durable materials.	No perimeter fencing is proposed.
Section 1.8. <u>Barbed Wire and Razor Wire</u>	Prohibited	No barbed wire or razor wire is proposed.
Section 1.9. <u>Secured Entries</u>	Vehicle entry gates shall be set back from the street at least 50 feet.	Complies
Section 1.10. <u>Vehicle Maneuvering</u>	Adequate maneuvering space shall be provided so that all vehicles may exit the site moving forward.	Trucks entering the site pass through the employee parking area. The plans show conflicting directional arrows that may limit vehicular maneuvering.
<b>Building Design</b>		
Section 2.1. <u>Exterior Building Wall Materials</u>	Allowable building wall materials are concrete, stucco, masonry, fiber cement (and other similar composites), glass, metal and solid wood plywood, plastic, vinyl, and fiberglass are not allowed, except as accent materials.	The proposed project does not propose any unallowable building material.
Section 2.2. <u>Main Building Entry</u>	The main building pedestrian entry shall be clearly identifiable from the street.	The main building entry of the proposed building incorporates contrasting colors, textures and fenestration and is distinctive to the rest of the building

Criteria	Design Standard	Analysis
<b>Site Design</b>		
Section 2.3. <u>Front Office Space and Loading Dock Space</u>	Buildings with two or more use areas shall be clearly visually distinguishable.	The office/education areas of the building is distinctive and is the only two story portion of the building.
Section 2.4. <u>Building Wall and Articulations</u>	Building walls over 100 feet in length shall contain a system of articulating architectural systems.	The north, south and west elevations all incorporate building wall articulation. The east elevation does not meet this requirement.
Section 2.5. <u>Street Facing Truck Docks and Truck Doors</u>	50-foot setback requirement with architectural detaining	The truck docks and dock doors of the proposed project are setback at least 50 and are either recessed or are hooded with canopies.
Section 2.6. <u>Secured Entry Buildings</u>	Kiosks at secured entries should be designed to be compatible with the industrial character of the site,	The entry gate kiosk (scale house) has not yet been fully designed to measure compliance.
Section 2.7. <u>Window Articulation</u>	Windows shall incorporate articulating details.	There are minimum windows incorporated into the design of the proposed building.
Section 2.8. <u>Window Recess</u>	Windows shall be recessed.	It is not clear from the submitted plans windows are recessed
Section 2.9. <u>Roof Penetration/Equipment</u>	Locate building equipment within the building envelop if feasible to avoid excessive protrusions on the roof.	Protrusions appear to be kept to a minimum except for the proposed installation of solar panels.
Section 2.10. <u>Solar Panels</u>	Proposed solar panels shall be incorporate into the overall project.	Solar panels are proposed and included in the planset.
Section 2.11. <u>Visibility in Certain Activities</u>	NA	NA
<b>Landscaping/Lighting</b>		
Section 3.1. <u>Tree and Plant List</u>	Tree and plants shall be approved from the approved Tree and Plant List	Complies
Section 3.2.-3.3. <u>Canopy Trees, Parking, Truck Areas</u>	Canopy trees are required in parking areas and on the perimeter of truck areas.	Complies
Section 3.4. <u>Landscape Buffer – Parking, Loading and Storage Areas</u>	5-foot landscape strip required between off-street car and truck parking, loading and storage areas and adjacent streets.	Complies
Section 3.5. <u>Landscape Buffer - Buildings</u>	5-foot landscape buffer is required along foundation of at least 50% of the building walls visible from the street.	Complies
Section 3.6. <u>Screening Trees on Sites Adjacent to Freeways.</u>	Landscape areas adjacent to a freeway shall contain trees for visual screening	Project site is not adjacent to a freeway.
Sections 3.7., 3.8., and 3.9. <u>Lighting Design</u>	Minimum illumination, design and shielding	Must comply with the requirements of the Standard Condition of Approval and the Mitigation Monitoring and Reporting Program (SCA/MMRP) and would be evaluated during the building permit process.
<b>Signs</b>		



<b>Criteria</b>	<b>Design Standard</b>	<b>Analysis</b>
<b>Site Design</b>		
Section 4.1. <u>Signs</u>	All signs must comply with the Master Sign Program for D-GI Zone as approved by the Director of City Planning	A Master Sign Program for CWS has not yet been developed.

Design of the proposed industrial building substantially complies with the Gateway Industrial District Design Standards. Site circulation and façade treatment to better articulate continuous rows of loading docks and roll up doors could be achieved pending resolution of issues discussed below.

**Issues:**

With exception of the visible concrete foundation, the metal frame building tilt up structure is adorned with metal and aluminum of varying textures and colors. The building has very little glazing which would increase the level of desired fenestration, particularly along the south facing façade. It is recommended that the applicant consider adding more windows or perhaps incorporating more prominent windows along the south façade which faces West Grand Avenue.

The front entry is more distinctive than the rest of the building. It has two floors and is a bit more visually vertical from the street. Although distinctive with adequate variation in color and materials, the front façade of the building lacks any reflective quality achieved by adding windows. The applicant is again encouraged to consider adding more windows to the front façade.

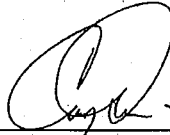
The east elevation does not appear to satisfy the Design Standard Section 2.4 which requires a system of articulation for walls over 100 feet long.

The submitted plans do not show a clear 5-foot pathway from the street and parking areas nor do the plans demonstrate adequate vehicle maneuverability in the parking and truck access areas.

**RECOMMENDATION**

Staff recommends the DRC review and comment on the proposed CWS Recycling facility project, with attention to the issues raised by staff in this report.

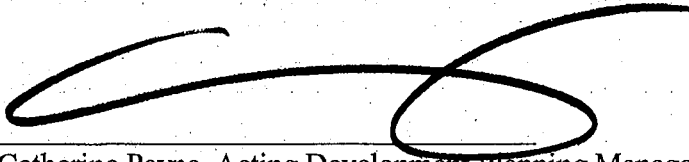
Prepared by:



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Corey Alvin, Planner IV

Reviewed by:

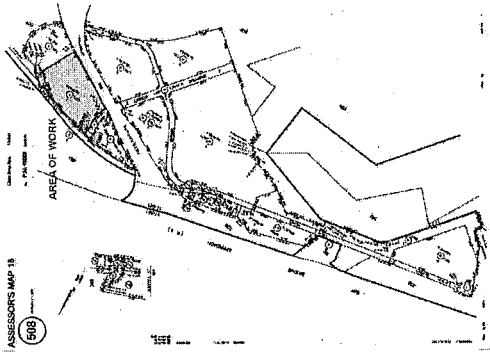


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Catherine Payne, Acting Development Planning Manager  
Bureau of Planning

**Attachment A:**

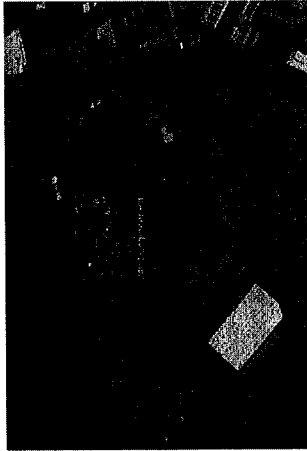
- A. Proposed North Gateway (CWS) Recycling Facility plans, dated June 17, 2019



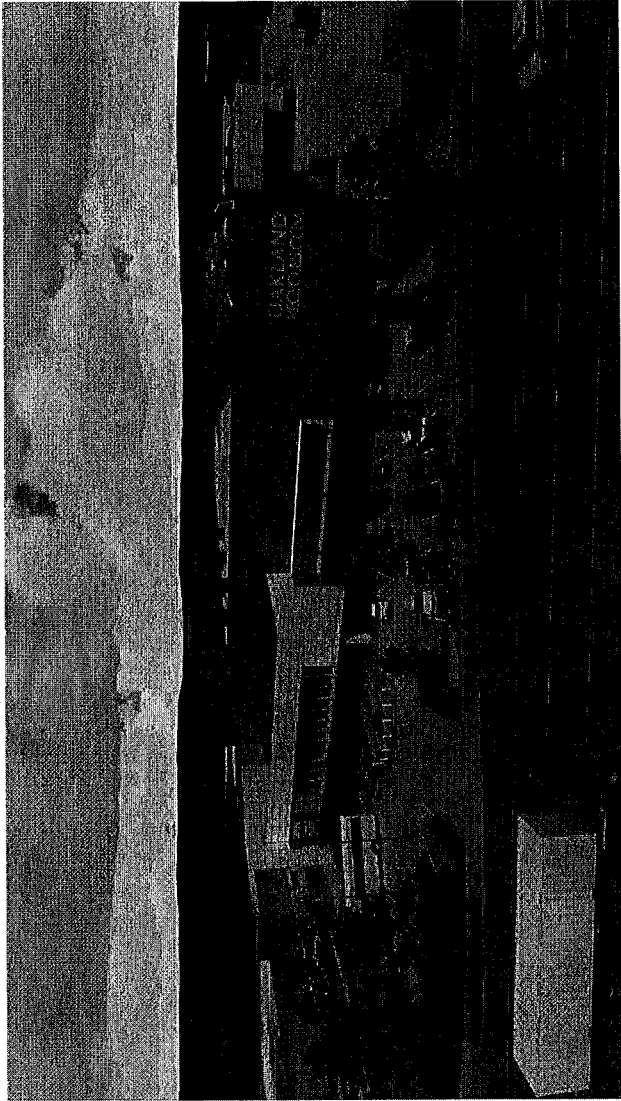
ASSESSORS PARCEL MAP



VICINITY MAP



LOCATION MAP



# NORTH GATEWAY RECYCLING FACILITY

## DESIGN TEAM

**OWNER**  
California Waste Solutions  
11000 Wilshire Blvd  
Oakland, CA 94627  
TEL: 510.437.0583  
WWW: www.cwsol.com  
EMAIL: info@cwsol.com

**OWNER CONSULTANT**  
JPMorgan Chase Bank  
100 Wall Street  
New York, NY 10038  
TEL: 212.850.0600  
WWW: www.jpmorgan.com  
EMAIL: info@jpmorgan.com

**ARCHITECT**  
JAMBLER ASSOCIATES, INC.  
11000 Wilshire Blvd  
Oakland, CA 94627  
TEL: 510.437.0583  
WWW: www.jambler.com  
EMAIL: info@jambler.com

**STRUCTURAL ENGINEER**  
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TEL: 510.437.0583  
WWW: www.jambler.com  
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3000 JONES STREET  
SAN JOSE, CA 95128  
TEL: 408.723.2188  
WWW: www.3field.com  
EMAIL: info@3field.com

**ME/P ENGINEER**  
MCKINLEY ENGINEERING  
1000 S. MONTGOMERY AVENUE, SUITE 800  
SAN JOSE, CA 95128  
TEL: 408.731.5100  
WWW: www.mckinleyeng.com  
EMAIL: info@mckinleyeng.com

**LANDSCAPE ARCHITECT**  
Landscape Architecture  
11000 Wilshire Blvd  
Oakland, CA 94627  
TEL: 510.437.0583  
WWW: www.landscape.com  
EMAIL: info@landscape.com

**CIVIL ENGINEER**  
Landscape Architecture  
11000 Wilshire Blvd  
Oakland, CA 94627  
TEL: 510.437.0583  
WWW: www.landscape.com  
EMAIL: info@landscape.com

**GENERAL CONTRACTOR**  
Landscape Architecture  
11000 Wilshire Blvd  
Oakland, CA 94627  
TEL: 510.437.0583  
WWW: www.landscape.com  
EMAIL: info@landscape.com

## SHEET INDEX

**GENERAL**  
G1.0 - Cover Sheet

**CIVIL**  
C1.1 - Site Plan  
C1.2 - Stormwater Management Plan  
C1.3 - Stormwater Pollution Prevention Plan  
C1.4 - Erosion Control Plan

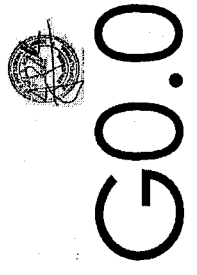
**LANDSCAPE**  
L1.1 - Site Plan  
L1.2 - Landscape Architecture Plan  
L1.3 - Landscape Construction Plan

**ARCHITECTURAL**  
A1.1 - Conceptual Site Plan  
A1.2 - Site Layout Plan  
A1.3 - Building Footprint Plan  
A1.4 - Building Elevation Plan  
A1.5 - Building Section Plan  
A1.6 - Building Detail Plan  
A1.7 - Building Material Schedule

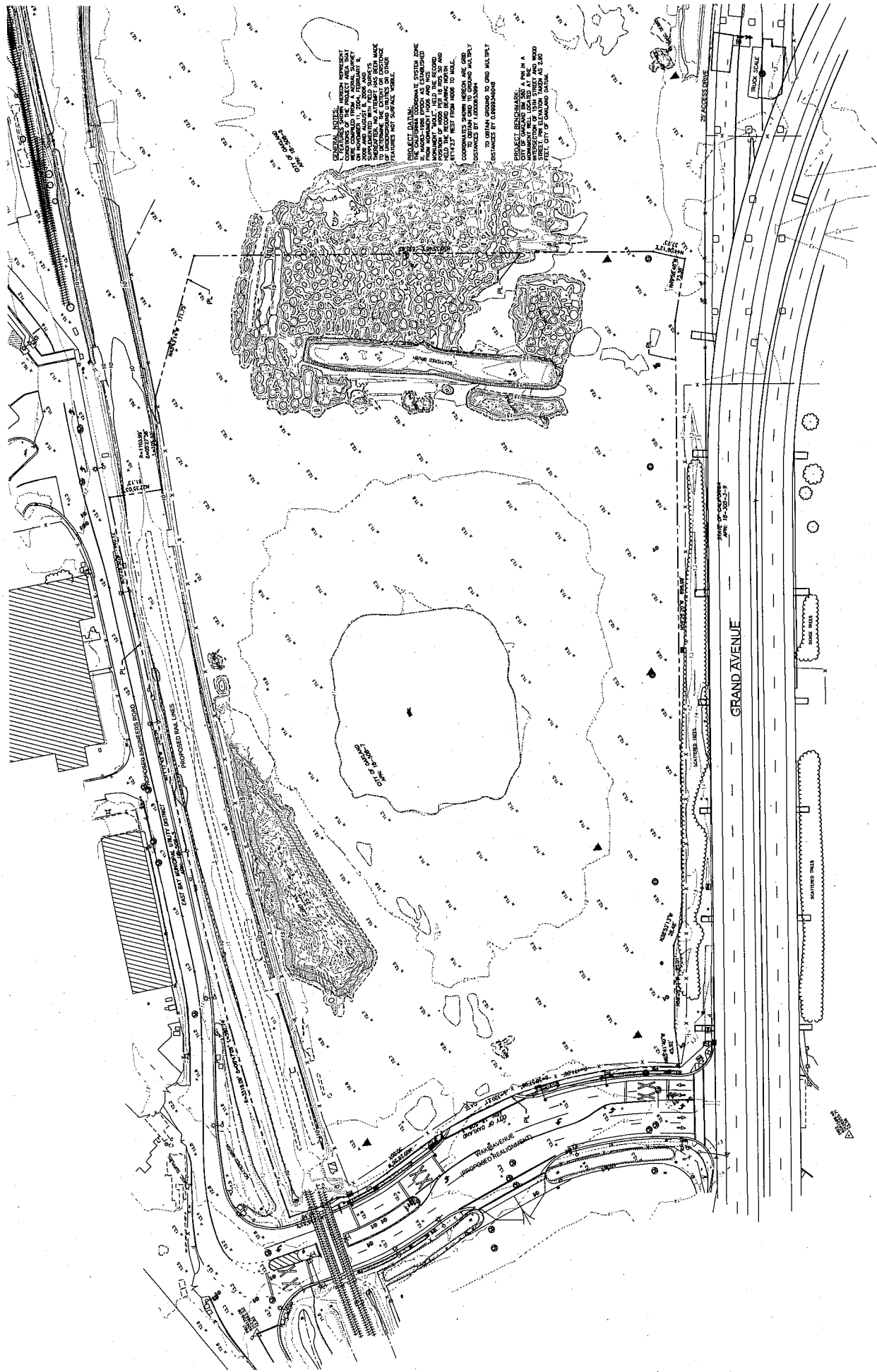


**COVER SHEET**  
California Waste Solutions  
North Gateway Recycling Facility  
Oakland, California

Job No. 5490-0  
06.17.2019  
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THESE COORDINATES WERE OBTAINED FROM THE CALIFORNIA COORDINATE SYSTEM ZONE 10N. THE DATUM IS THE NAD 83 DATUM. THE DATUM POINT IS THE POINT OF BENCHMARK BENCH MARK NO. 1000000. THE DATUM POINT IS THE POINT OF BENCHMARK BENCH MARK NO. 1000000. THE DATUM POINT IS THE POINT OF BENCHMARK BENCH MARK NO. 1000000.

# CO.0

Job No. 5490-0  
 06.17.2019  
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**EXISTING TOPOGRAPHIC PLAN**  
**California Waste Solutions**  
 North Gateway Recycling Facility  
 Oakland, California



GRAPHIC SCALE  
 1" = 100'-0" (30.48 M)  
 Note: For nearest field points, refer to 1/4" = 1'-0" scale.

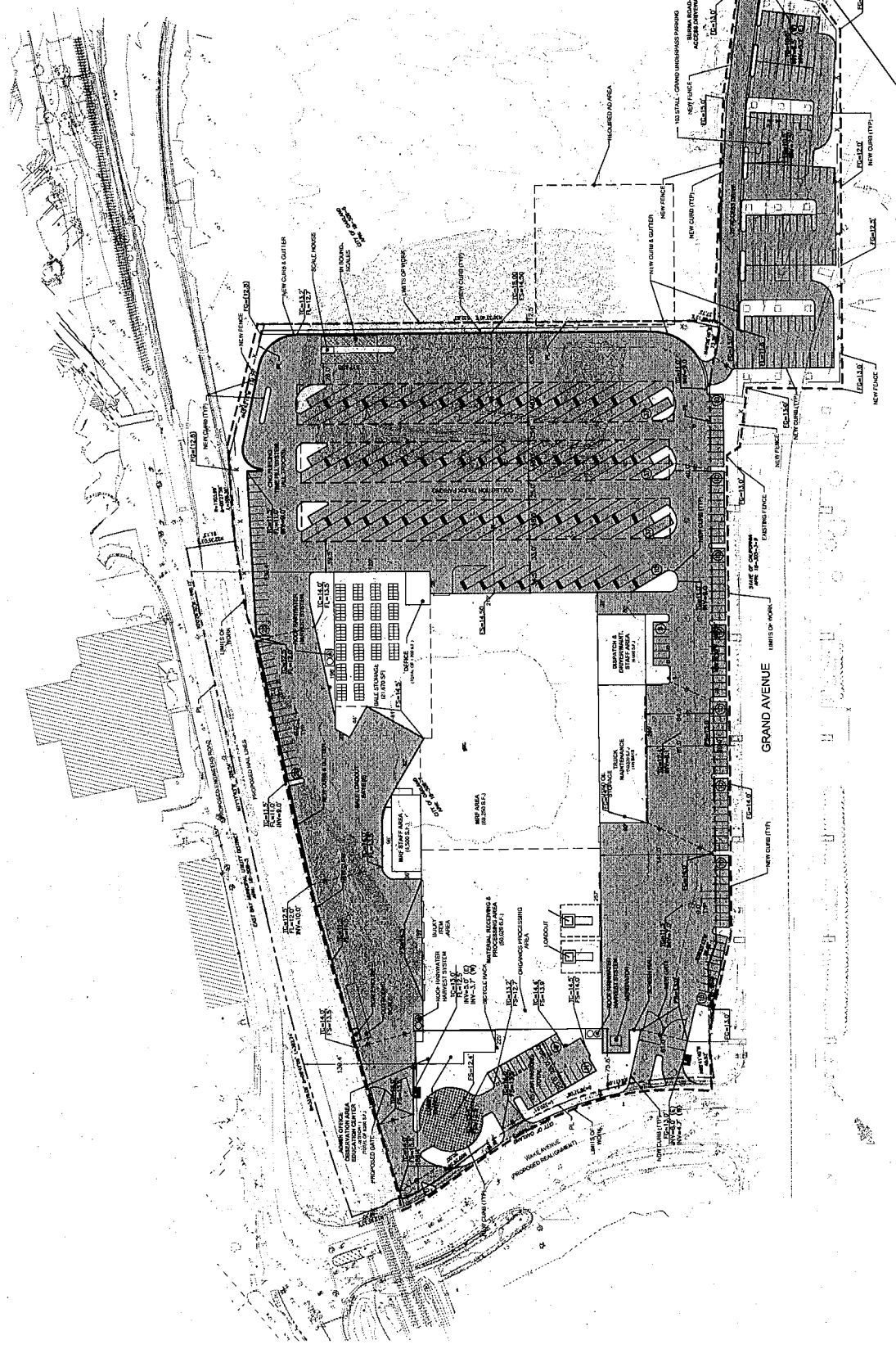


P. SOMAS  
 Professional Engineer  
 State of California  
 No. 50222  
 Exp. 12/31/2021

**IDEI**  
 D. Edwards, Incorporated

**JRMA**  
 REGISTERED ENGINEER

- LEGEND**
- PROPERTY LINE
  - LIMITS OF WORK
  - PROPOSED FENCE LINE
  - ADJACENT PARKING COURT
  - PROPOSED ASPHALT PAVEMENT
  - PROPOSED PENETRABLE PAVEMENT
  - PROPOSED ROSS LINE



THIS PROJECT IS AN ADAPTIVE REUSE PROJECT OF AN EXISTING INDUSTRIAL BUILDING. THE ORIGINAL DESIGNER OF THIS BUILDING WAS JOHN H. HAYES, ARCHITECT, 1150 MARKET STREET, SAN FRANCISCO, CALIFORNIA. THE BUILDING WAS DESIGNED IN 1963 AND WAS CONSTRUCTION STARTED IN 1964. THE BUILDING WAS DESTROYED BY A FIRE IN A 2013. THE BUILDING WAS RECONSTRUCTED IN 2014 AND IS CURRENTLY BEING REDESIGNED AND RENOVATED FOR USE AS A RECYCLING FACILITY. THE PROJECT IS SCHEDULED TO BE COMPLETED BY 2018.



**PRELIMINARY GRADING PLAN**  
**California Waste Solutions**  
 North Gateway Recycling Facility  
 Oakland, California

Job No. 5490-0  
 06.17.2019  
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**C1.1**

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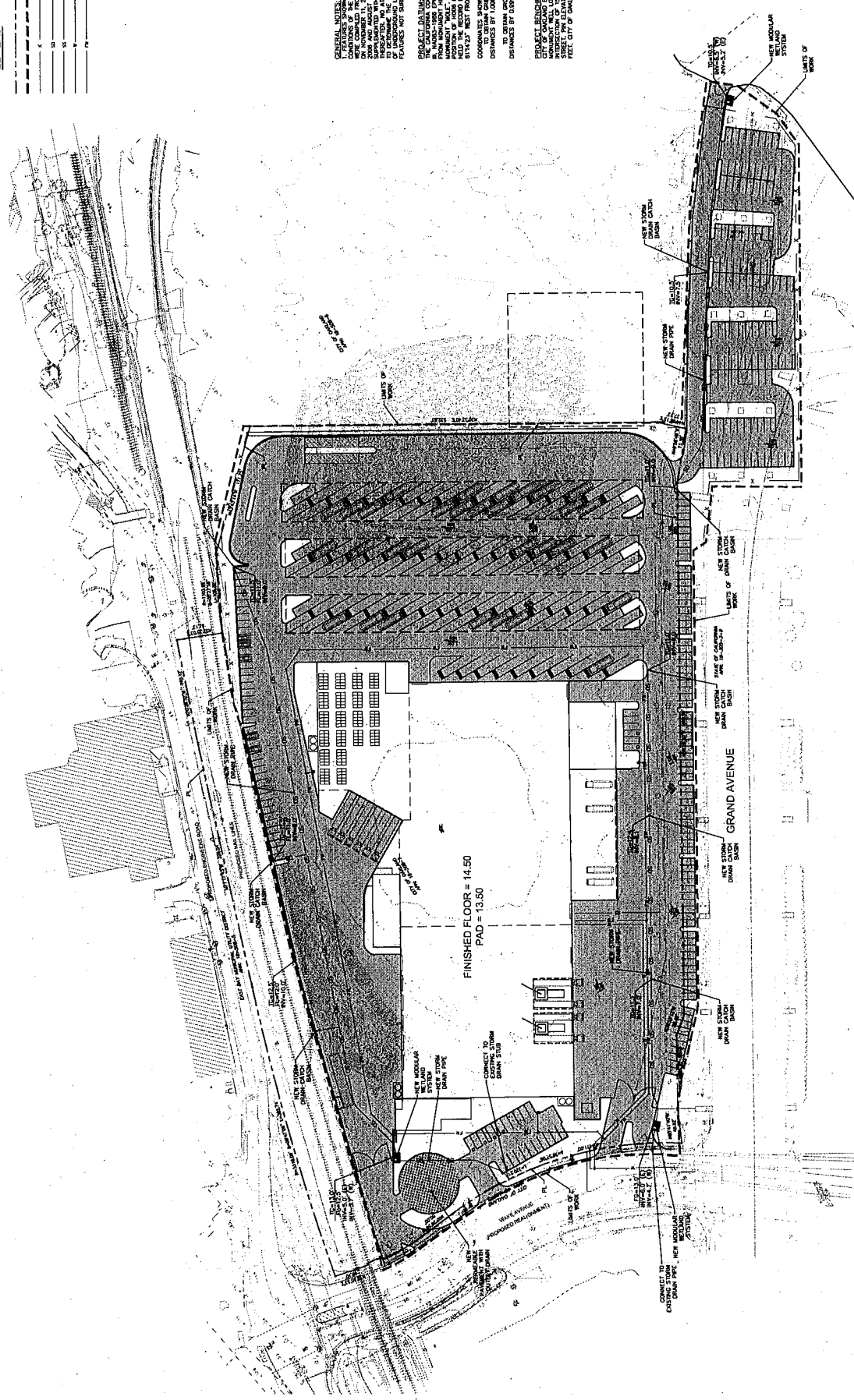
**LEGEND**

---	PROPERTY LINE
---	LIMITS OF WORK
---	FENCE LINE
---	STORM DRAIN LINE
---	SEWER LINE
---	WALK LINE
---	PAVE WALK LINE

**GENERAL NOTES:**  
1. ALL FEATURES SHOWN HEREON REPRESENT THE PROPOSED CONCEPTUAL DESIGN. THE CLIENT HAS REVIEWED AND APPROVED THE CONCEPTUAL DESIGN AND HAS AUTHORIZED THE ENGINEER TO PREPARE THIS CONCEPTUAL DESIGN. THE CLIENT HAS REVIEWED AND APPROVED THE CONCEPTUAL DESIGN AND HAS AUTHORIZED THE ENGINEER TO PREPARE THIS CONCEPTUAL DESIGN. THE CLIENT HAS REVIEWED AND APPROVED THE CONCEPTUAL DESIGN AND HAS AUTHORIZED THE ENGINEER TO PREPARE THIS CONCEPTUAL DESIGN.

**PROJECT DATA:**  
THE CALIFORNIA COORDINATE SYSTEM ZONE IS USED FOR ALL DIMENSIONS. THE PROPORTION OF THIS DRAWING IS 1/8" = 1'-0". THE DISTANCE FROM THE CENTERLINE OF GRAND AVENUE TO THE CENTERLINE OF THE PROPOSED STORM DRAIN IS 111'-23" WEST FROM NORTH TO SOUTH. THE DISTANCE FROM THE CENTERLINE OF GRAND AVENUE TO THE CENTERLINE OF THE PROPOSED SEWER IS 111'-23" WEST FROM NORTH TO SOUTH.

**PROPOSED DESIGN:**  
THE PROPOSED DESIGN IS A CONCEPTUAL DESIGN FOR A STORM DRAIN AND SEWER SYSTEM. THE PROPOSED DESIGN IS A CONCEPTUAL DESIGN FOR A STORM DRAIN AND SEWER SYSTEM. THE PROPOSED DESIGN IS A CONCEPTUAL DESIGN FOR A STORM DRAIN AND SEWER SYSTEM.



# C1.2

Job No. 5490-0  
06.17.2019  
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**CONCEPTUAL STORM WATER PLAN**  
California Waste Solutions  
North Gateway Recycling Facility  
Oakland, California



Graphic Scale: 1" = 50'  
Note: For reduced sheet prints, original scale is 1" = 100'



Engineer  
**P. S. O'MAS**  
Professional Engineer  
No. 3022  
State of California  
(916) 791-8353  
10000 Skyway, Suite 200  
Sacramento, CA 95828

**IDEI**  
D. Edwards, Incorporated

**JRMA**  
REGISTERED ENGINEERS

**LEGEND**

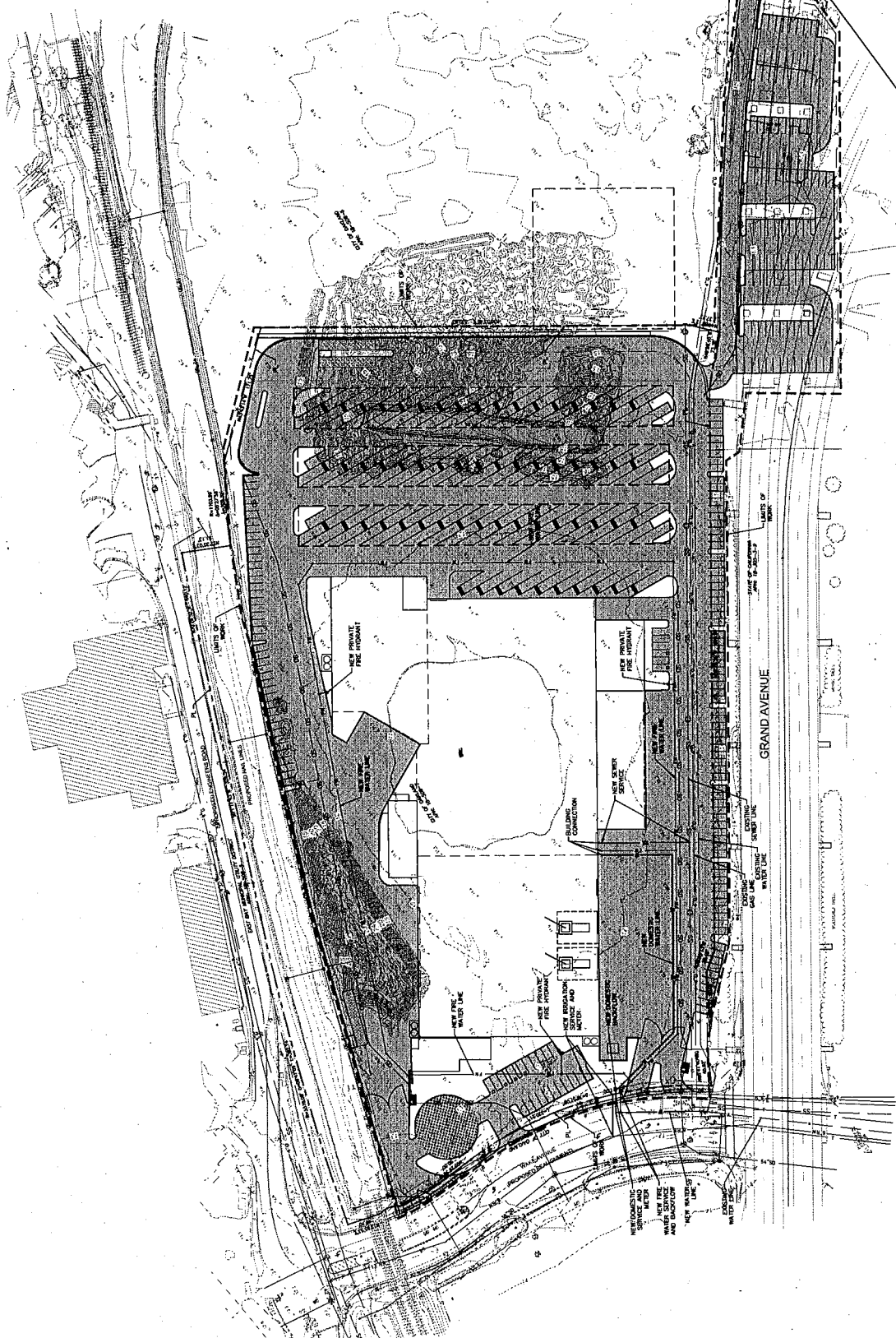
---	PROPERTY LINE
---	LIMITS OF WORK
---	FENCE LINE
---	STORM DRAIN LINE
---	SEWER LINE
---	WATER LINE
---	FIRE WATER LINE

**GENERAL NOTES:** SEVERAL HORIZONTAL CURVES OF THE PROJECT AREA THAT ARE SHOWN IN THIS PLAN, REFERENCE TO THE PLAN SHALL BE MADE TO THE SUPPLEMENTAL SHEET DRAWINGS TO DETERMINE THE EXACTITY OF CURVATURE. PLANNING NOT SURFACE PAVEMENT.

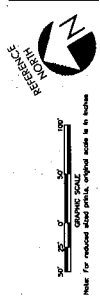
**PROJECT DATA:** THE CALIFORNIA GEOGRAPHIC SYSTEM ZONE FROM WHICH POINTS AND ANGLES WERE OBTAINED FOR THE PROJECT IS THE NAD 83 ZONE 10N. THE PROVISION OF THIS INFORMATION IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A WARRANTY.

**COORDINATES:** SHOWN HEREON ARE GRID COORDINATES BY THE CALIFORNIA GEOGRAPHIC SYSTEM ZONE 10N. THE GRID IS BASED ON THE NAD 83 DATUM.

**PROJECT BOUNDARIES:** SHOWN BY A DASHED LINE. THE BOUNDARIES WILL BE LOCATED AT THE PROPERTY CORNERS. THE ELEVATION SHALL BE AS SHOWN ON THE SURFACE OF THE GROUND SURVEY.



**CONCEPTUAL UTILITY PLAN**  
**California Waste Solutions**  
North Gateway Recycling Facility  
Oakland, California



Engineer  
**PSOMAS**  
State of California  
Professional Engineer No. 2082  
Date of Expiration 06/17/2019

**IDEI**  
D. Edwards, Incorporated

**JRMA**  
ARCHITECTURE ENGINEERS

**C1.3**

Job No. S490-0  
06.17.2019  
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SECTION 8. WATER BUDGET CALCULATIONS

**Section 8.1. Maximum Anticipated Water Allowance (AMWL)**  
 The project's Maximum Anticipated Water Allowance shall be calculated using the equation:  
 $AMWL = (SI) \times (SI) \times (SA) + (SI) \times (SA)$

Where:  
 AMWL = Maximum Anticipated Water Allowance (gallons per year)  
 SI = Site Imperviousness (percent)  
 SA = Site Area (square feet)  
 SI = Imperviousness (percent)  
 SA = Site Area (square feet)  
 SI = Imperviousness (percent)  
 SA = Site Area (square feet)

Maximum Anticipated Water Allowance = 33,377 gallons per year

SECTION 9. IRRIGATION WATER REQUIREMENTS

Area	Area (sq. ft.)	Planting Density (plants/sq. ft.)	Plant Species	Water Requirement (gallons/plant/year)	Total Water Requirement (gallons/year)
Area 1	10,000	1	Plant A	100	1,000,000
Area 2	20,000	2	Plant B	200	4,000,000
Area 3	30,000	3	Plant C	300	9,000,000
Area 4	40,000	4	Plant D	400	16,000,000
Area 5	50,000	5	Plant E	500	25,000,000
<b>Total</b>	<b>150,000</b>	<b>15</b>			<b>55,000,000</b>

**HYDROZONE / IRRIGATION TYPE LOADS**

Zone	Area (sq. ft.)	Planting Density (plants/sq. ft.)	Water Requirement (gallons/plant/year)	Total Water Requirement (gallons/year)
Zone 1	10,000	1	100	1,000,000
Zone 2	20,000	2	200	4,000,000
Zone 3	30,000	3	300	9,000,000
Zone 4	40,000	4	400	16,000,000
Zone 5	50,000	5	500	25,000,000
<b>Total</b>	<b>150,000</b>	<b>15</b>		<b>55,000,000</b>

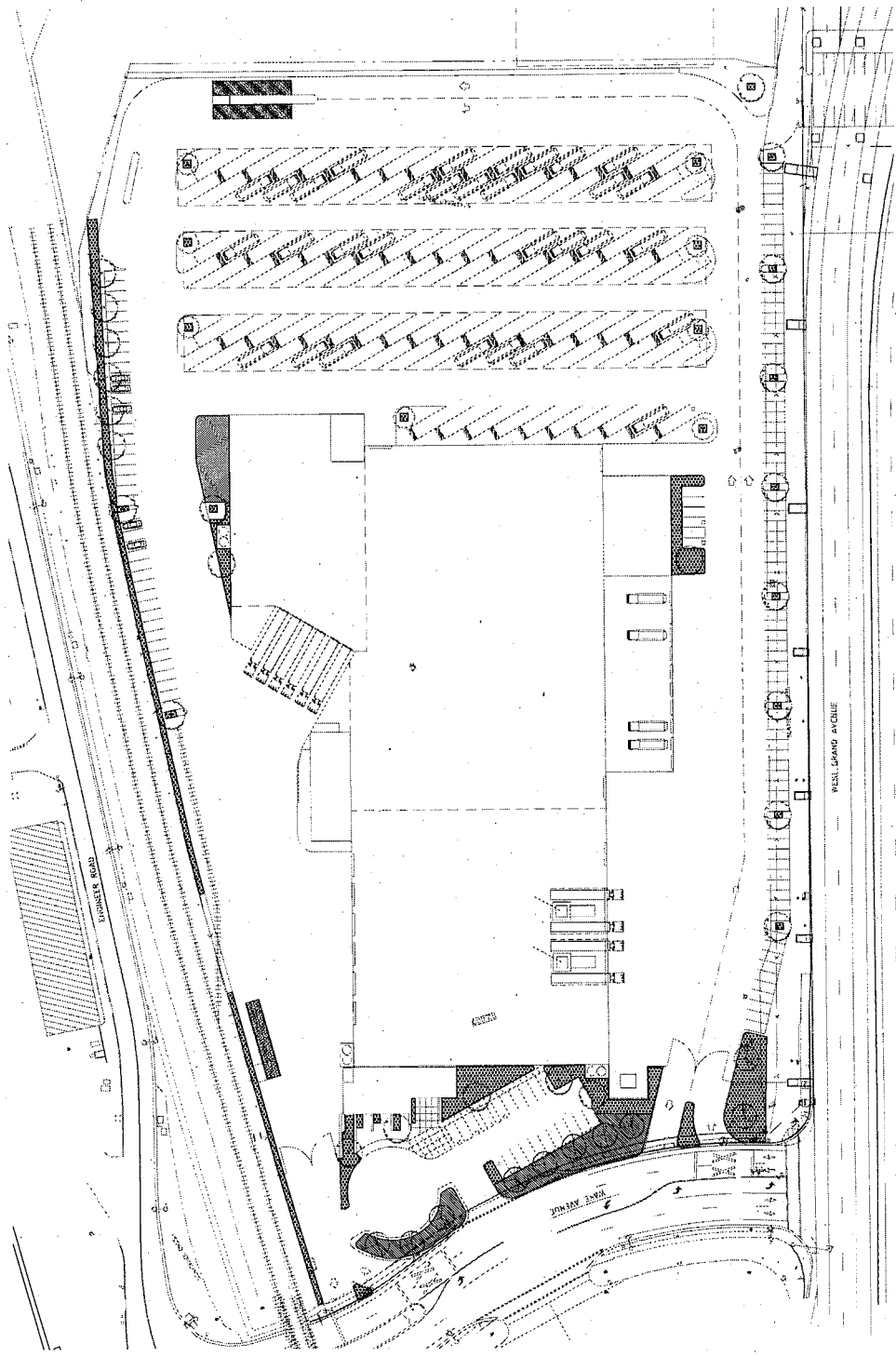
**HYDROZONE INFORMATION TABLE**

Hydrozone Type	Area (sq. ft.)	Planting Density (plants/sq. ft.)	Water Requirement (gallons/plant/year)	Total Water Requirement (gallons/year)
Hydrozone 1	10,000	1	100	1,000,000
Hydrozone 2	20,000	2	200	4,000,000
Hydrozone 3	30,000	3	300	9,000,000
Hydrozone 4	40,000	4	400	16,000,000
Hydrozone 5	50,000	5	500	25,000,000
<b>Total</b>	<b>150,000</b>	<b>15</b>		<b>55,000,000</b>

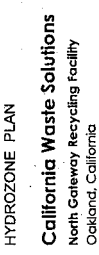
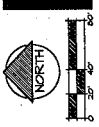
**MODEL WATER EFFICIENT LANDSCAPE COMPLIANCE**  
 MODEL WATER EFFICIENT LANDSCAPE COMPLIANCE WITH CALIFORNIA WATER EFFICIENT LANDSCAPE ACT (CALIFORNIA WATER EFFICIENT LANDSCAPE ACT) AND CALIFORNIA WATER EFFICIENT LANDSCAPE REGULATIONS (CALIFORNIA WATER EFFICIENT LANDSCAPE REGULATIONS) - TITLE 26, CALIFORNIA CODE OF REGULATIONS (CALIFORNIA CODE OF REGULATIONS)

**SITE GRADING NOTES**  
 1. SEE GRADING PLAN FOR ELEVATIONS AND SLOPES.  
 2. SEE GRADING PLAN FOR ELEVATIONS AND SLOPES.  
 3. SEE GRADING PLAN FOR ELEVATIONS AND SLOPES.

**SITE IRRIGATION NOTES**  
 1. SEE IRRIGATION PLAN FOR IRRIGATION SYSTEM LAYOUT.  
 2. SEE IRRIGATION PLAN FOR IRRIGATION SYSTEM LAYOUT.  
 3. SEE IRRIGATION PLAN FOR IRRIGATION SYSTEM LAYOUT.

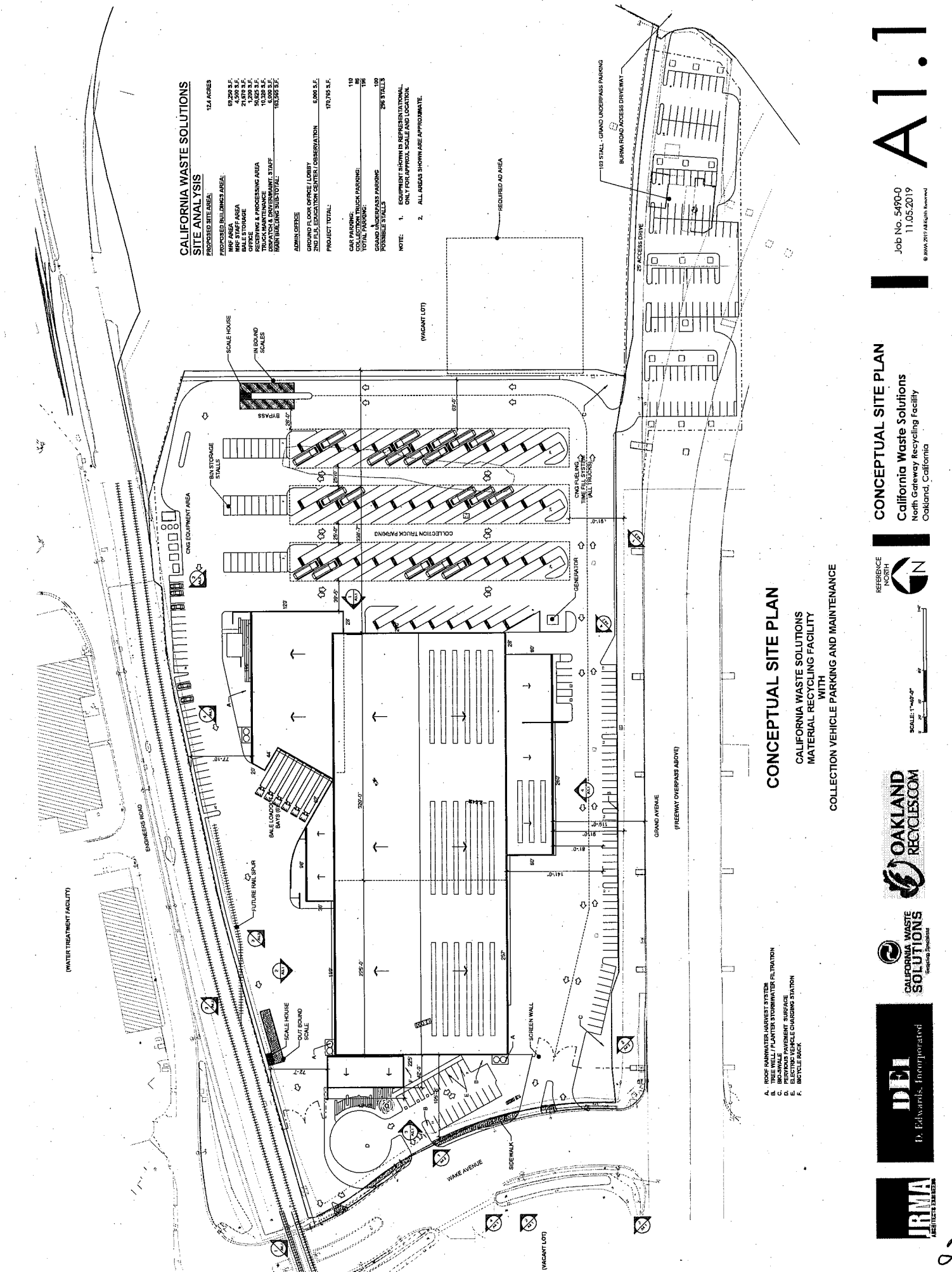


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 03.21.2019  
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L1.2



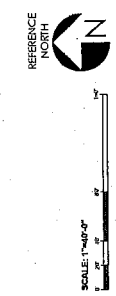
**CALIFORNIA WASTE SOLUTIONS  
SITE ANALYSIS**

PROPOSED BUILDINGS AREA:	12.1 ACRES
PROPOSED SITE AREA:	
MRF AREA	82,200 S.F.
MRF STAFF AREA	4,300 S.F.
OFFICE	1,200 S.F.
RECEIVING & PROCESSING AREA	50,000 S.F.
BAY STORAGE	5,000 S.F.
DRY PITCH & DRYWASH STAFF	5,000 S.F.
MAIN BUILDING SUB-TOTAL	103,500 S.F.
ADMIN OFFICE	
GROUND FLOOR OFFICE / LOBBY	5,000 S.F.
2ND FLOOR EDUCATION CENTER OBSERVATION	170,700 S.F.
PROJECT TOTAL:	
CAR PARKING:	110
COLLECTION TRUCK PARKING:	100
TOTAL PARKING:	210
POSSIBLE TRUCK PARKING:	400
POSSIBLE STALLS:	284 STALLS

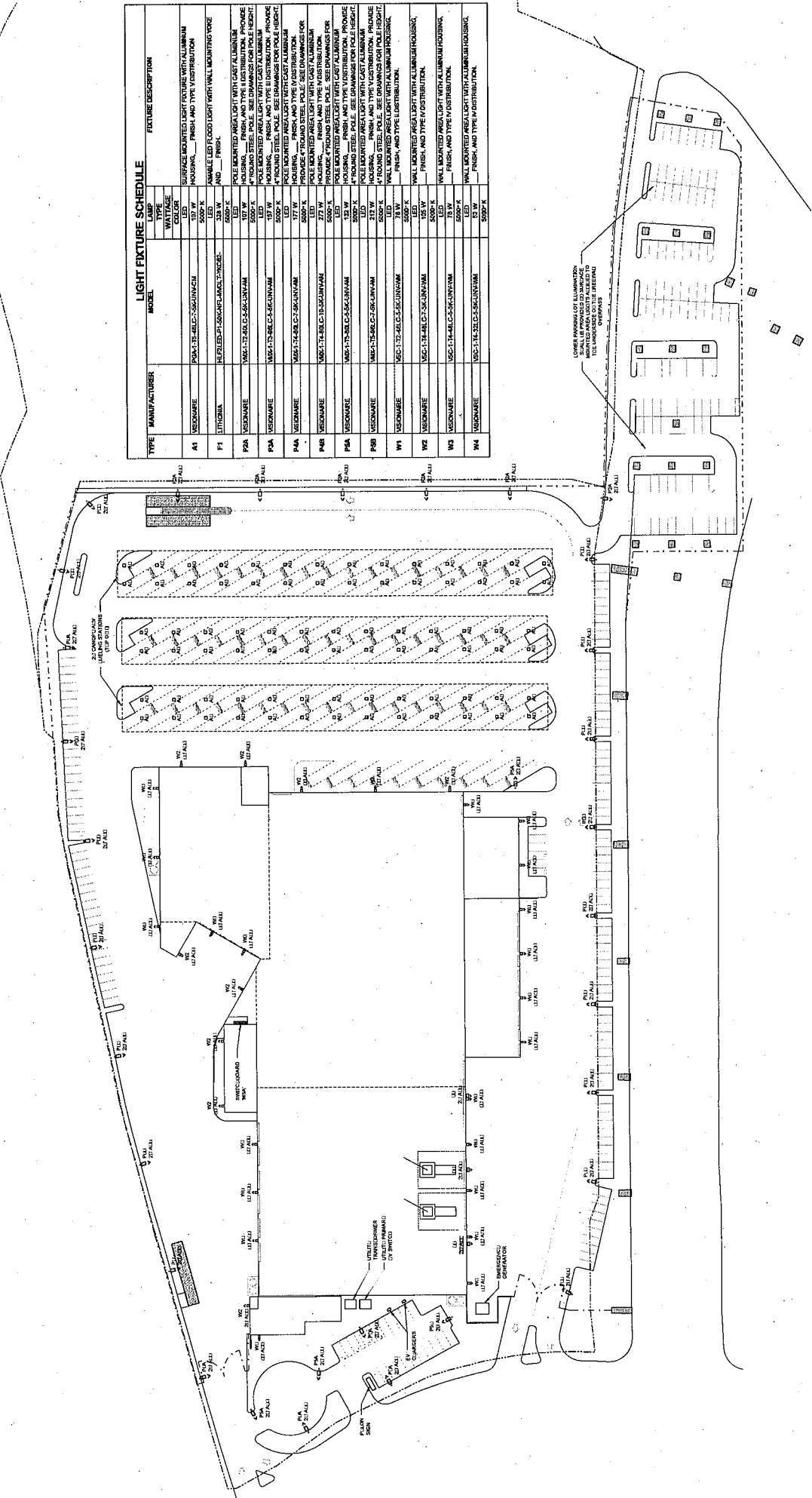
NOTE: 1. EQUIPMENT SHOWN IS REPRESENTATIONAL ONLY FOR APPROX. SCALE AND LOCATION.  
2. ALL AREAS SHOWN ARE APPROXIMATE.

**CONCEPTUAL SITE PLAN**  
CALIFORNIA WASTE SOLUTIONS  
MATERIAL RECYCLING FACILITY  
WITH  
COLLECTION VEHICLE PARKING AND MAINTENANCE

- A. ROOF RAINWATER HARVEST SYSTEM
- B. BIODIVERSITY / PLANTER STORAGE WATER FILTRATION
- C. PERVIOUS PAVEMENT SURFACE
- D. BIKE RACKS / BIKE CHARGING STATION
- E. BIKE RACKS



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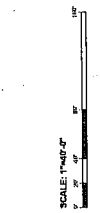
LOWER PORTION OF ILLUMINATION  
MAY VARY DUE TO UNIFORMITY  
MOUNTED AREA LIGHTS RATED TO  
ILLUMINATE OVERPASS

LIGHT FIXTURE SCHEDULE			FEATURE DESCRIPTION
TYPE	MANUFACTURER	MODEL	
A1	VESQUIARE	POA-174-48-C2-S-CV-DN-AM	POLE MOUNTED AREA LIGHT WITH CAST ALUMINUM HOUSING, LED, FINISH AND TYPE DISTRIBUTION
F1	UTIHANA	N-174-48-C2-S-CV-DN-AM	POLE MOUNTED AREA LIGHT WITH CAST ALUMINUM HOUSING, LED, FINISH AND TYPE DISTRIBUTION
P2	VESQUIARE	W3-174-48-C2-S-CV-DN-AM	WALL MOUNTED AREA LIGHT WITH CAST ALUMINUM HOUSING, LED, FINISH AND TYPE DISTRIBUTION
P3	VESQUIARE	W3-174-48-C2-S-CV-DN-AM	WALL MOUNTED AREA LIGHT WITH CAST ALUMINUM HOUSING, LED, FINISH AND TYPE DISTRIBUTION
P4	VESQUIARE	W3-174-48-C2-S-CV-DN-AM	WALL MOUNTED AREA LIGHT WITH CAST ALUMINUM HOUSING, LED, FINISH AND TYPE DISTRIBUTION
P5	VESQUIARE	W3-174-48-C2-S-CV-DN-AM	WALL MOUNTED AREA LIGHT WITH CAST ALUMINUM HOUSING, LED, FINISH AND TYPE DISTRIBUTION
P6	VESQUIARE	W3-174-48-C2-S-CV-DN-AM	WALL MOUNTED AREA LIGHT WITH CAST ALUMINUM HOUSING, LED, FINISH AND TYPE DISTRIBUTION
P7	VESQUIARE	W3-174-48-C2-S-CV-DN-AM	WALL MOUNTED AREA LIGHT WITH CAST ALUMINUM HOUSING, LED, FINISH AND TYPE DISTRIBUTION
P8	VESQUIARE	W3-174-48-C2-S-CV-DN-AM	WALL MOUNTED AREA LIGHT WITH CAST ALUMINUM HOUSING, LED, FINISH AND TYPE DISTRIBUTION
P9	VESQUIARE	W3-174-48-C2-S-CV-DN-AM	WALL MOUNTED AREA LIGHT WITH CAST ALUMINUM HOUSING, LED, FINISH AND TYPE DISTRIBUTION
P10	VESQUIARE	W3-174-48-C2-S-CV-DN-AM	WALL MOUNTED AREA LIGHT WITH CAST ALUMINUM HOUSING, LED, FINISH AND TYPE DISTRIBUTION
P11	VESQUIARE	W3-174-48-C2-S-CV-DN-AM	WALL MOUNTED AREA LIGHT WITH CAST ALUMINUM HOUSING, LED, FINISH AND TYPE DISTRIBUTION
P12	VESQUIARE	W3-174-48-C2-S-CV-DN-AM	WALL MOUNTED AREA LIGHT WITH CAST ALUMINUM HOUSING, LED, FINISH AND TYPE DISTRIBUTION
P13	VESQUIARE	W3-174-48-C2-S-CV-DN-AM	WALL MOUNTED AREA LIGHT WITH CAST ALUMINUM HOUSING, LED, FINISH AND TYPE DISTRIBUTION
P14	VESQUIARE	W3-174-48-C2-S-CV-DN-AM	WALL MOUNTED AREA LIGHT WITH CAST ALUMINUM HOUSING, LED, FINISH AND TYPE DISTRIBUTION
P15	VESQUIARE	W3-174-48-C2-S-CV-DN-AM	WALL MOUNTED AREA LIGHT WITH CAST ALUMINUM HOUSING, LED, FINISH AND TYPE DISTRIBUTION
P16	VESQUIARE	W3-174-48-C2-S-CV-DN-AM	WALL MOUNTED AREA LIGHT WITH CAST ALUMINUM HOUSING, LED, FINISH AND TYPE DISTRIBUTION
P17	VESQUIARE	W3-174-48-C2-S-CV-DN-AM	WALL MOUNTED AREA LIGHT WITH CAST ALUMINUM HOUSING, LED, FINISH AND TYPE DISTRIBUTION
P18	VESQUIARE	W3-174-48-C2-S-CV-DN-AM	WALL MOUNTED AREA LIGHT WITH CAST ALUMINUM HOUSING, LED, FINISH AND TYPE DISTRIBUTION
P19	VESQUIARE	W3-174-48-C2-S-CV-DN-AM	WALL MOUNTED AREA LIGHT WITH CAST ALUMINUM HOUSING, LED, FINISH AND TYPE DISTRIBUTION
P20	VESQUIARE	W3-174-48-C2-S-CV-DN-AM	WALL MOUNTED AREA LIGHT WITH CAST ALUMINUM HOUSING, LED, FINISH AND TYPE DISTRIBUTION
P21	VESQUIARE	W3-174-48-C2-S-CV-DN-AM	WALL MOUNTED AREA LIGHT WITH CAST ALUMINUM HOUSING, LED, FINISH AND TYPE DISTRIBUTION
P22	VESQUIARE	W3-174-48-C2-S-CV-DN-AM	WALL MOUNTED AREA LIGHT WITH CAST ALUMINUM HOUSING, LED, FINISH AND TYPE DISTRIBUTION
P23	VESQUIARE	W3-174-48-C2-S-CV-DN-AM	WALL MOUNTED AREA LIGHT WITH CAST ALUMINUM HOUSING, LED, FINISH AND TYPE DISTRIBUTION
P24	VESQUIARE	W3-174-48-C2-S-CV-DN-AM	WALL MOUNTED AREA LIGHT WITH CAST ALUMINUM HOUSING, LED, FINISH AND TYPE DISTRIBUTION
P25	VESQUIARE	W3-174-48-C2-S-CV-DN-AM	WALL MOUNTED AREA LIGHT WITH CAST ALUMINUM HOUSING, LED, FINISH AND TYPE DISTRIBUTION
P26	VESQUIARE	W3-174-48-C2-S-CV-DN-AM	WALL MOUNTED AREA LIGHT WITH CAST ALUMINUM HOUSING, LED, FINISH AND TYPE DISTRIBUTION
P27	VESQUIARE	W3-174-48-C2-S-CV-DN-AM	WALL MOUNTED AREA LIGHT WITH CAST ALUMINUM HOUSING, LED, FINISH AND TYPE DISTRIBUTION
P28	VESQUIARE	W3-174-48-C2-S-CV-DN-AM	WALL MOUNTED AREA LIGHT WITH CAST ALUMINUM HOUSING, LED, FINISH AND TYPE DISTRIBUTION
P29	VESQUIARE	W3-174-48-C2-S-CV-DN-AM	WALL MOUNTED AREA LIGHT WITH CAST ALUMINUM HOUSING, LED, FINISH AND TYPE DISTRIBUTION
P30	VESQUIARE	W3-174-48-C2-S-CV-DN-AM	WALL MOUNTED AREA LIGHT WITH CAST ALUMINUM HOUSING, LED, FINISH AND TYPE DISTRIBUTION

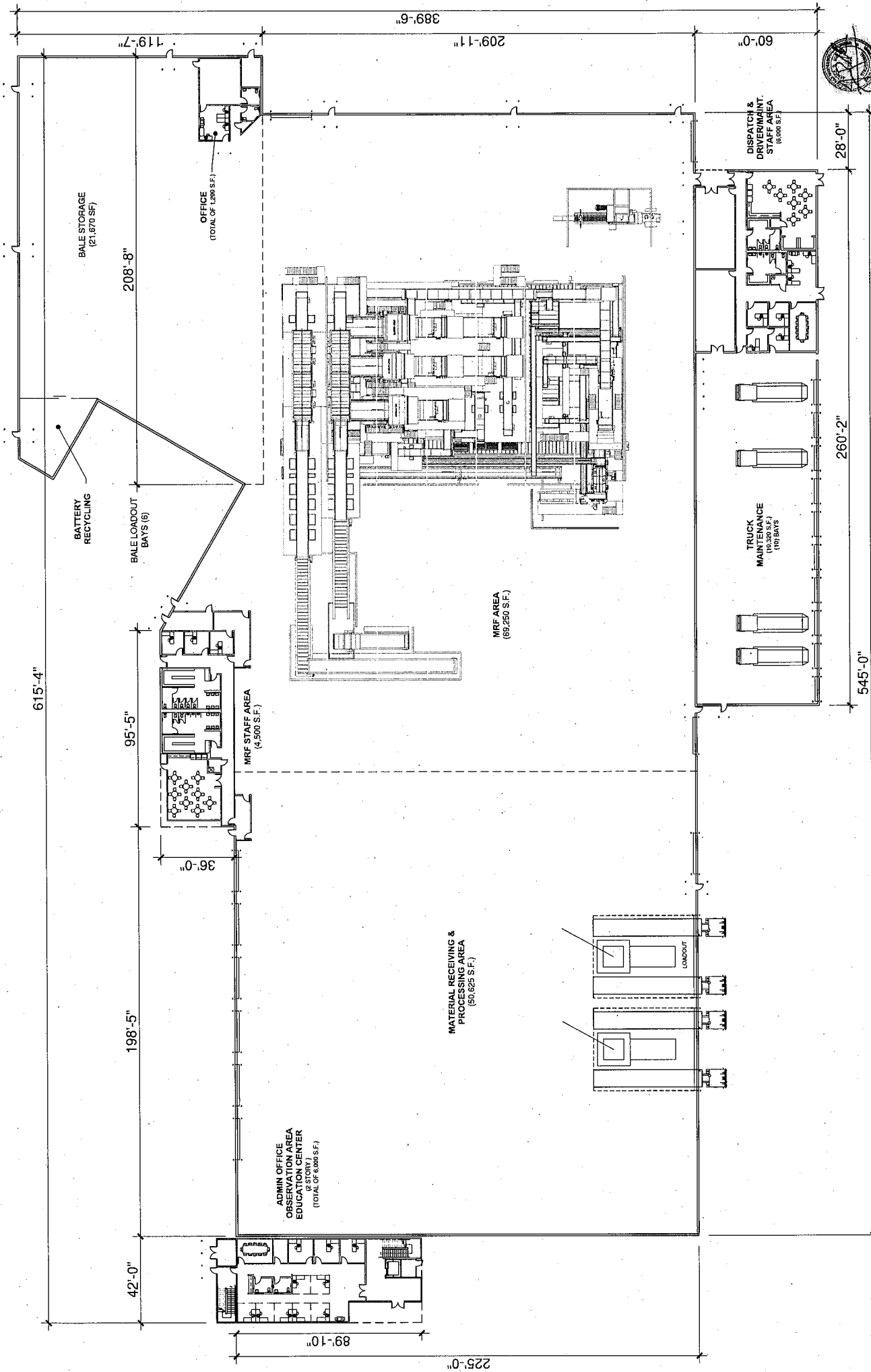
# A1.2

Job No. 5490-0  
06.17.2019  
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**SITE LIGHTING PLAN**  
California Waste Solutions  
North Gateway Recycling Facility  
Oakland, California



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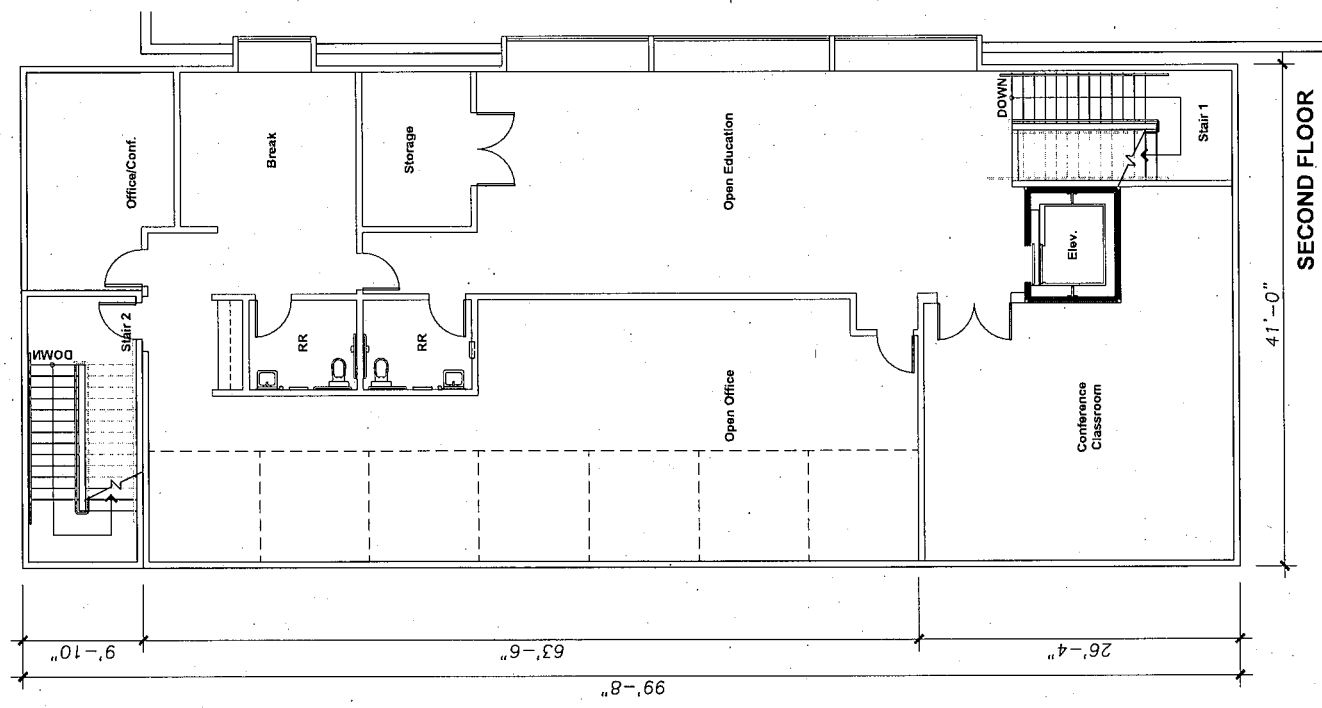
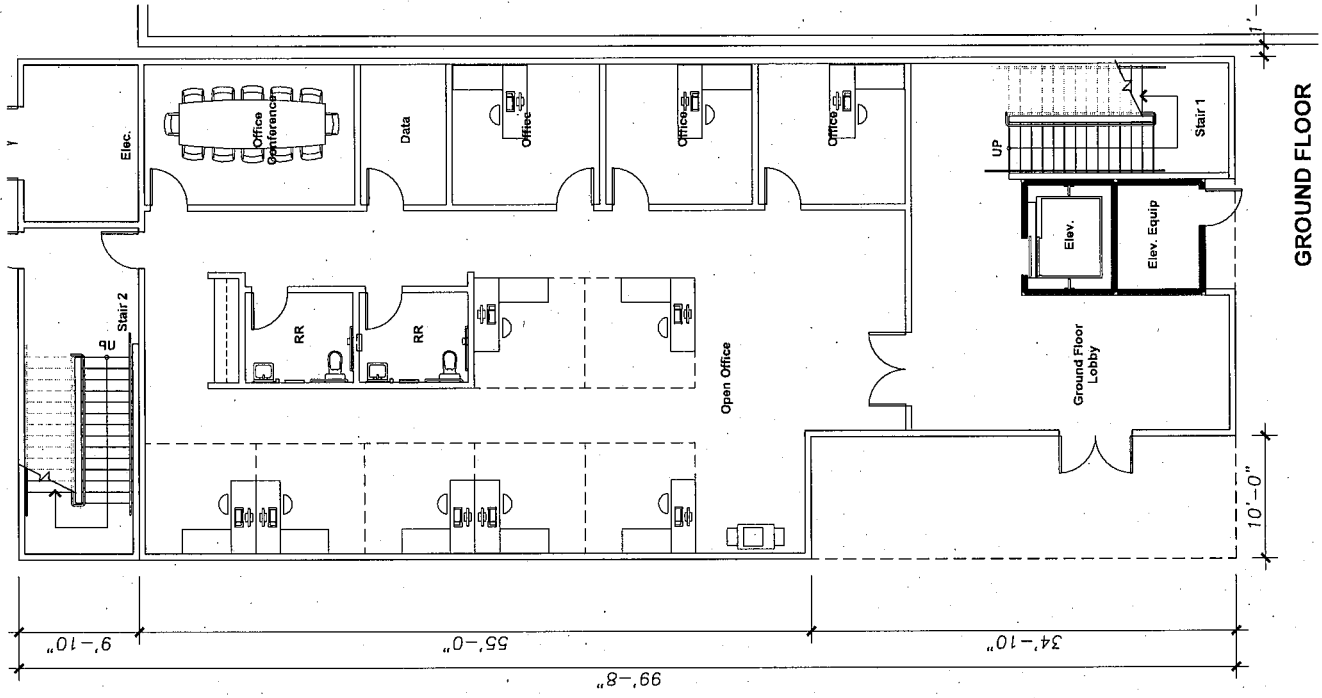
# A2.1

Job No. 5490-0  
06.17.2019  
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**OVERALL BUILDING PLAN**  
California Waste Solutions  
North Gateway Recycling Facility  
Oakland, California



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ADMIN OFFICE  
OBSERVATION AREA  
EDUCATION CENTER  
(2 STORY)  
(TOTAL OF 6,000 S.F.)



GROUND FLOOR

SECOND FLOOR



SCALE: 1/4" = 1'-0"

**OAKLAND RECYCLES.COM**  
**CALIFORNIA WASTE SOLUTIONS**  
 Resource Specialists

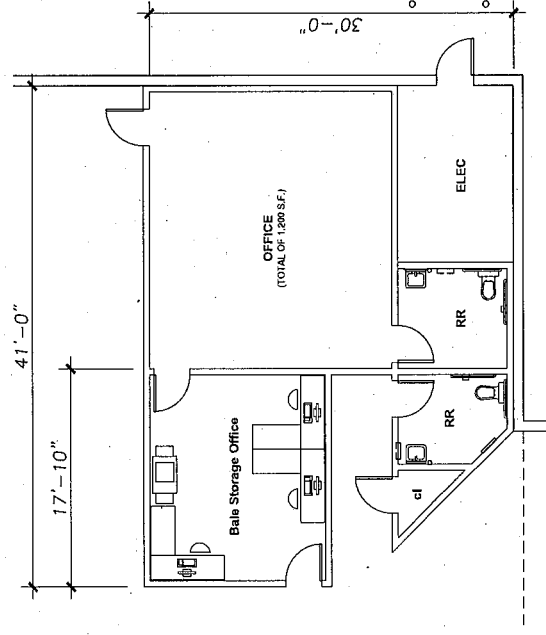
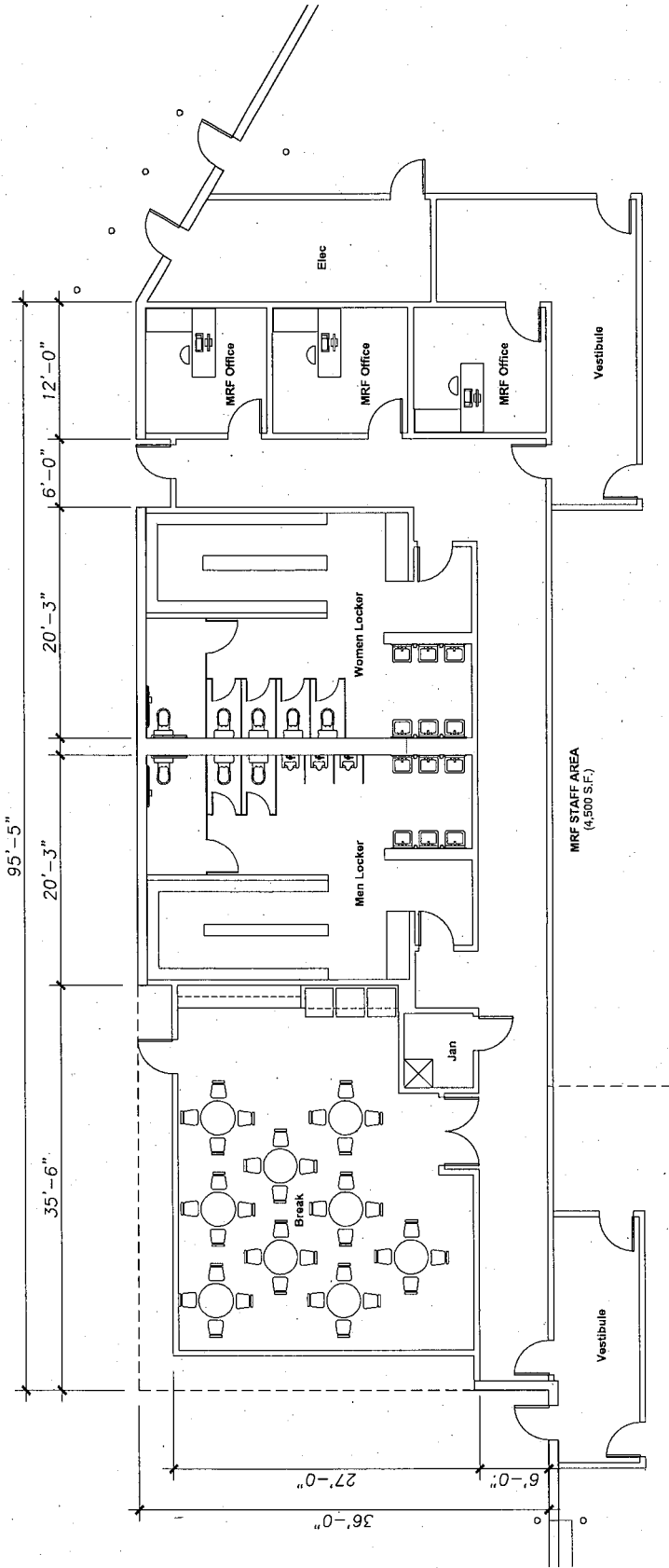
**IDEI**  
 Dr. Edwards, Incorporated

**JRMA**  
 ARCHITECTS & ENGINEERS

**ENLARGED ADMIN OFFICE PLAN**  
 California Waste Solutions  
 North Gateway Recycling Facility  
 Oakland, California

Job No. 5490-0  
 06.17.2019  
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# A2.2



# A2.3

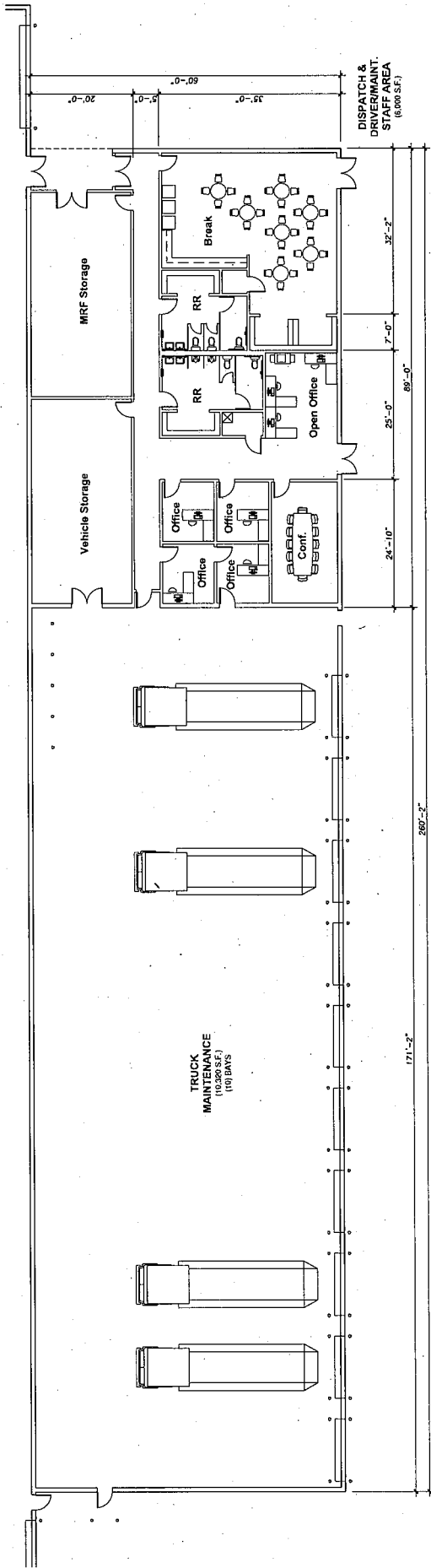
Job No. 5490-0  
06.17.2019  
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**ENLARGED MRF & BALE AREA OFFICE PLAN**  
**California Waste Solutions**  
North Gateway Recycling Facility  
Oakland, California



SCALE: 1/4" = 1'-0"





# A2.4

Job No. 5490-0  
06.17.2019  
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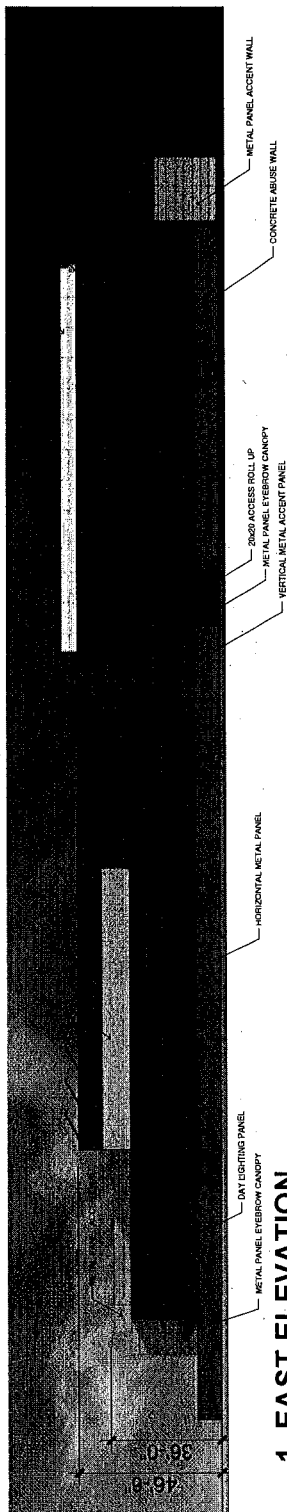
## ENLARED MAINTENANCE & OFFICE PLAN

California Waste Solutions  
North Gateway Recycling Facility  
Oakland, California

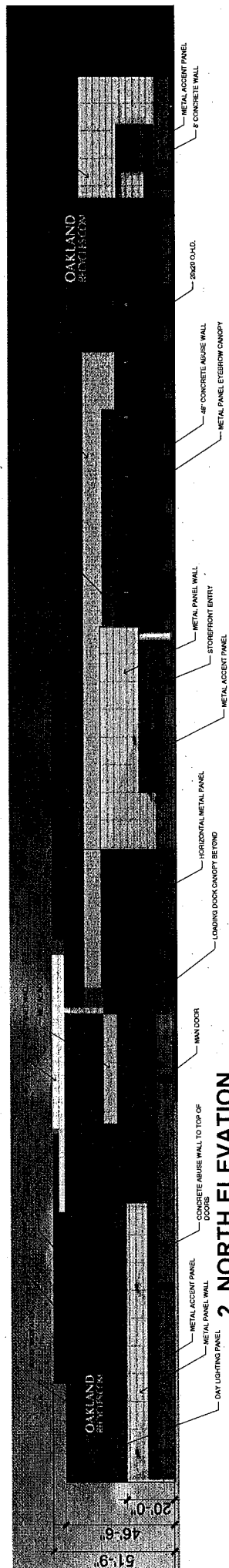


SCALE: 1/4" = 1'-0"

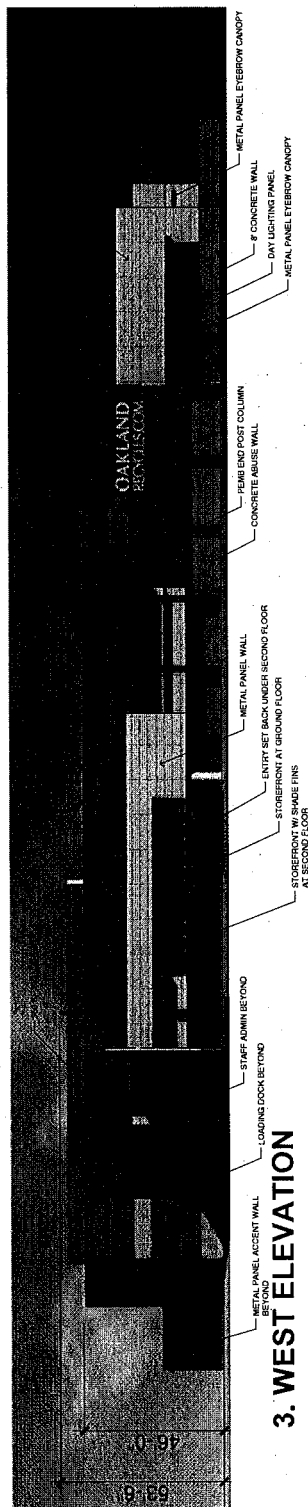




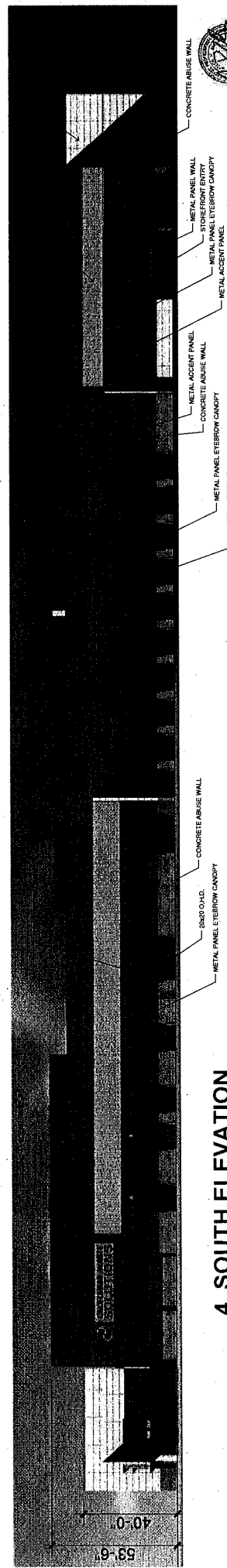
**1. EAST ELEVATION**



**2. NORTH ELEVATION**



**3. WEST ELEVATION**



**4. SOUTH ELEVATION**



**A3.1**

Job No. 5490-0  
06.17.2019  
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**EXTERIOR ELEVATIONS**  
**California Waste Solutions**  
North Gateway Recycling Facility  
Oakland, California

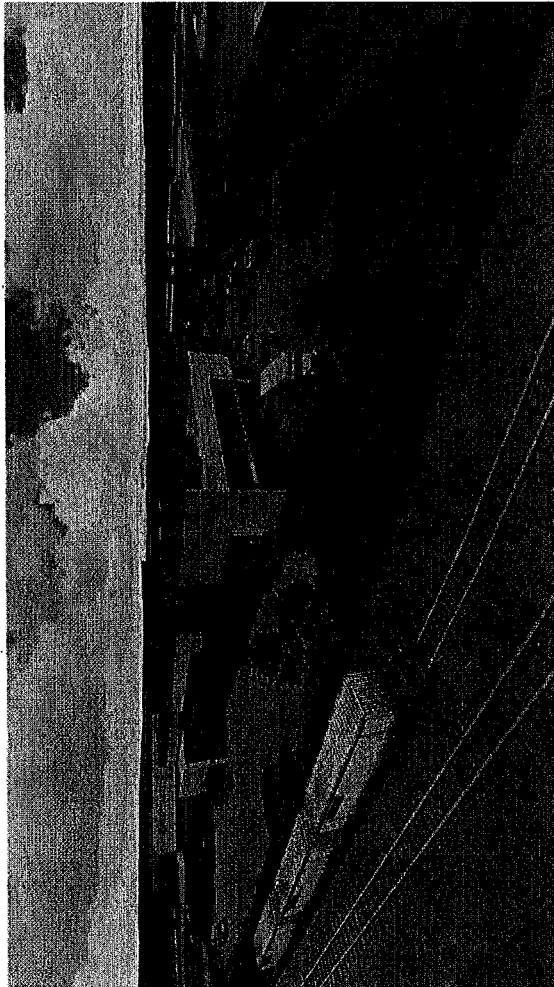
**OAKLAND RECYCLES.COM**  
**CALIFORNIA WASTE SOLUTIONS**  
RECYCLING SPECIALISTS

**IDBI**  
Dr. Edwards, Incorporated

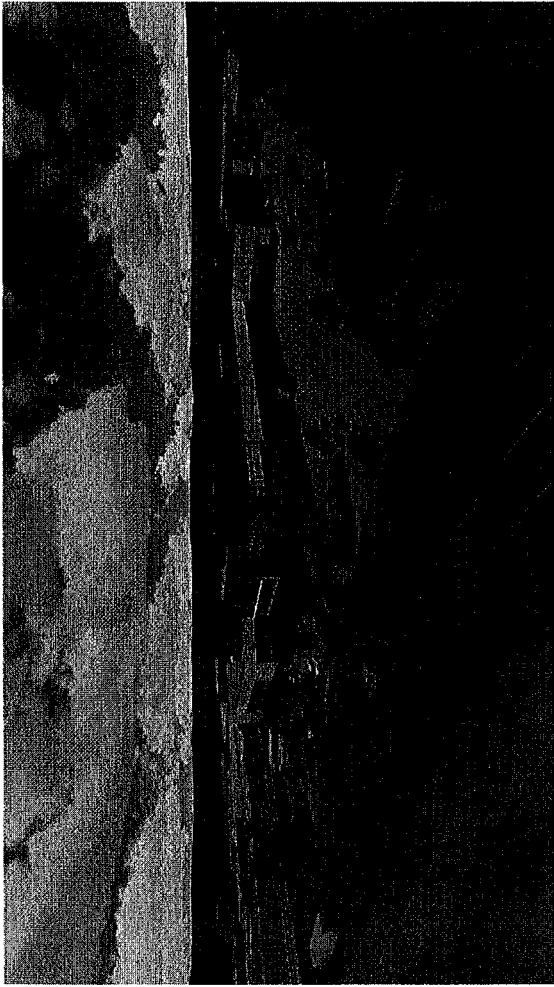
**JRMA**  
ARCHITECTS & ENGINEERS

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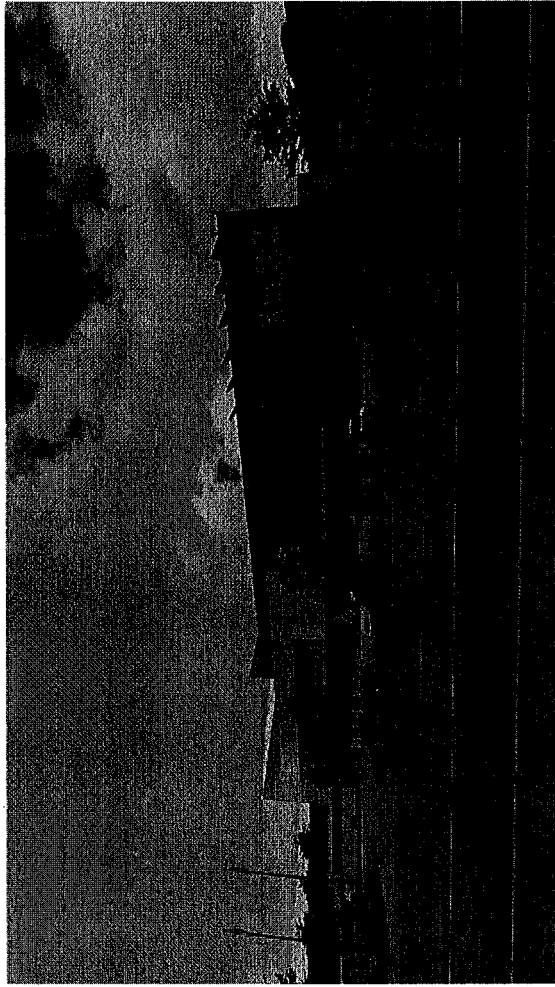
1. Elevated View from North West Corner of Property



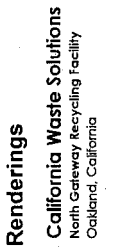
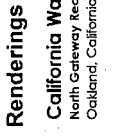
2. Elevated View South West Corner of Property



3. Elevated View from Wake Road



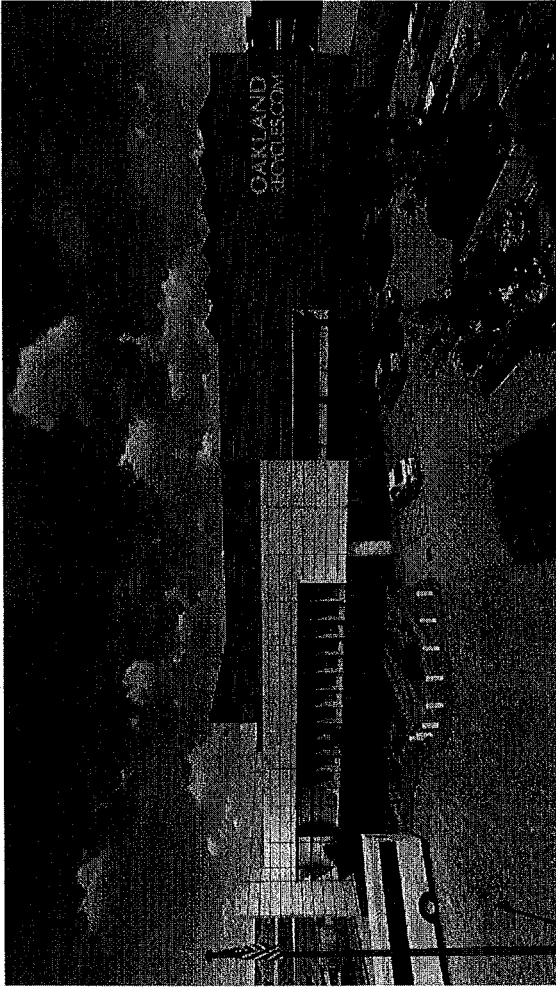
4. View from Wake Road



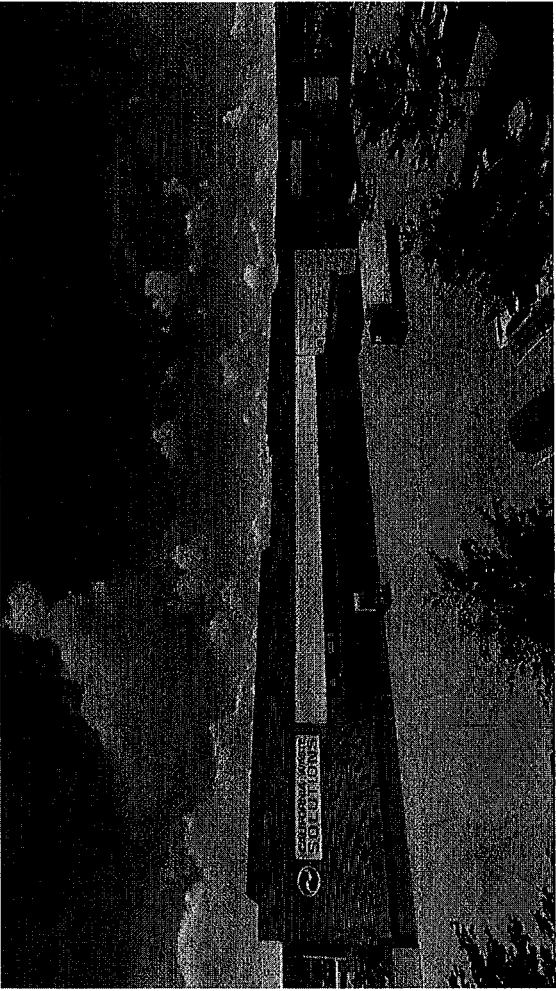
**A4.1**



Job No. 5490-0  
06.17.2019  
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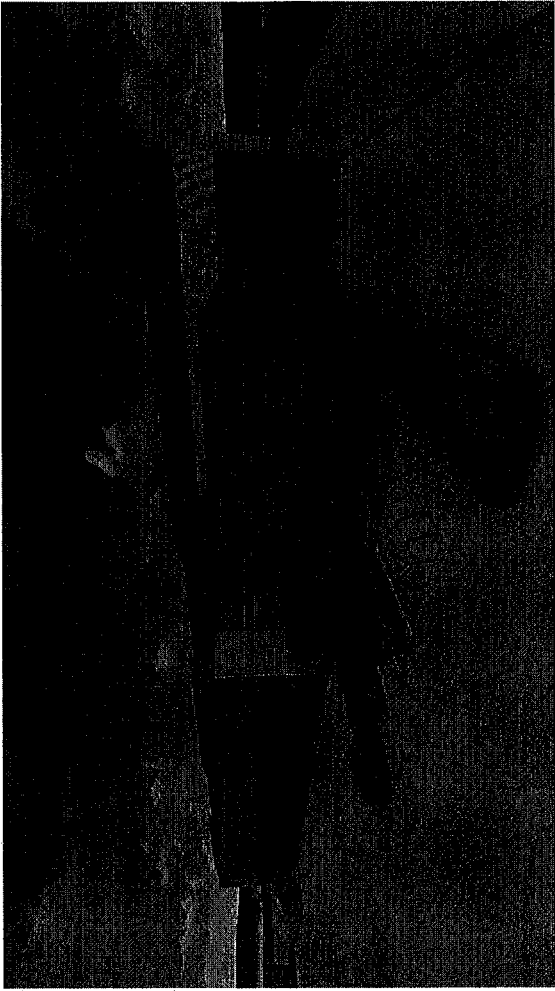
1. Elevated View from Entry Drive at Wake Road



2. Elevated View from South West Entry Corner of Property



3. Elevated View from North Property Looking South



4. View from South East Corner of Building at Maintenance Shop



Renderings

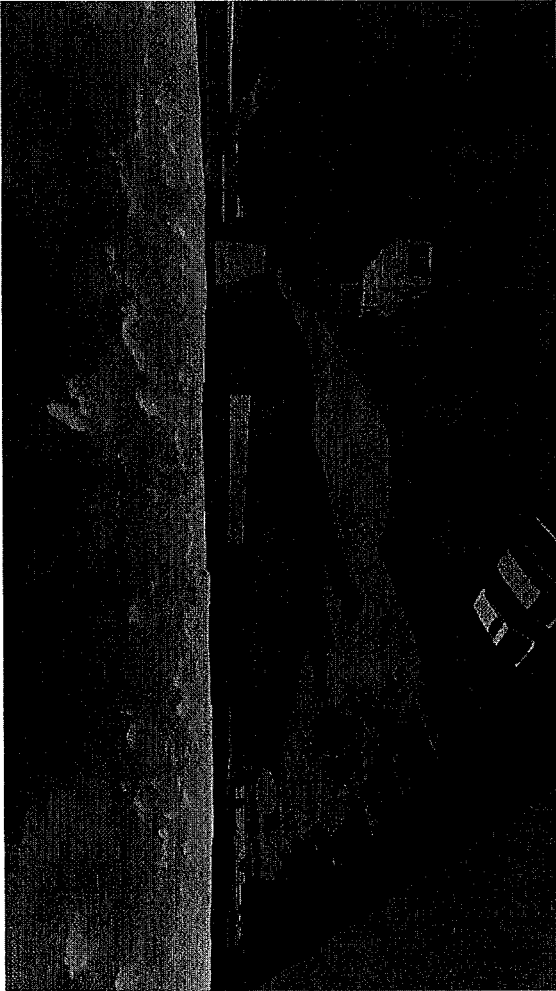
California Waste Solutions  
North Gateway Recycling Facility  
Oakland, California



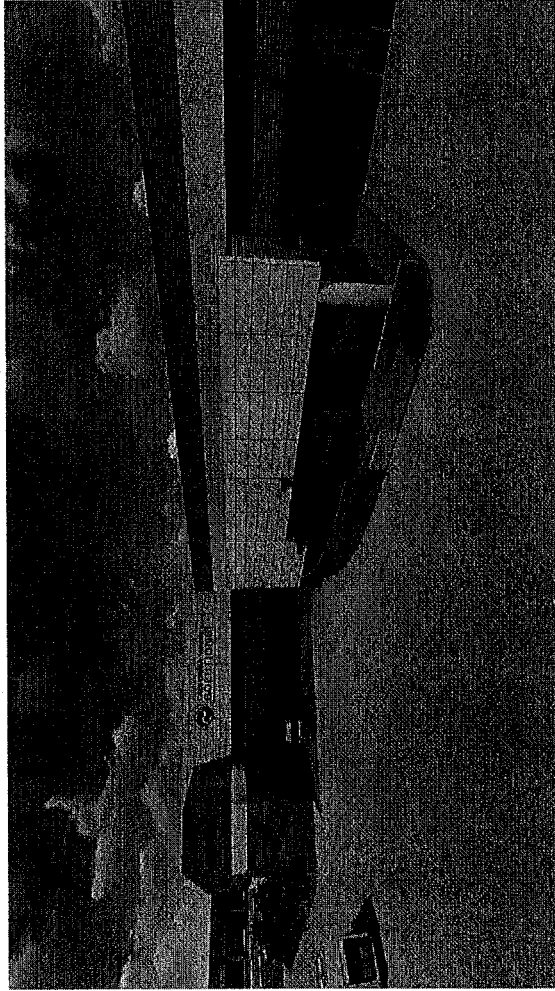
Job No. 5490-0  
06.17.2019  
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A4.2

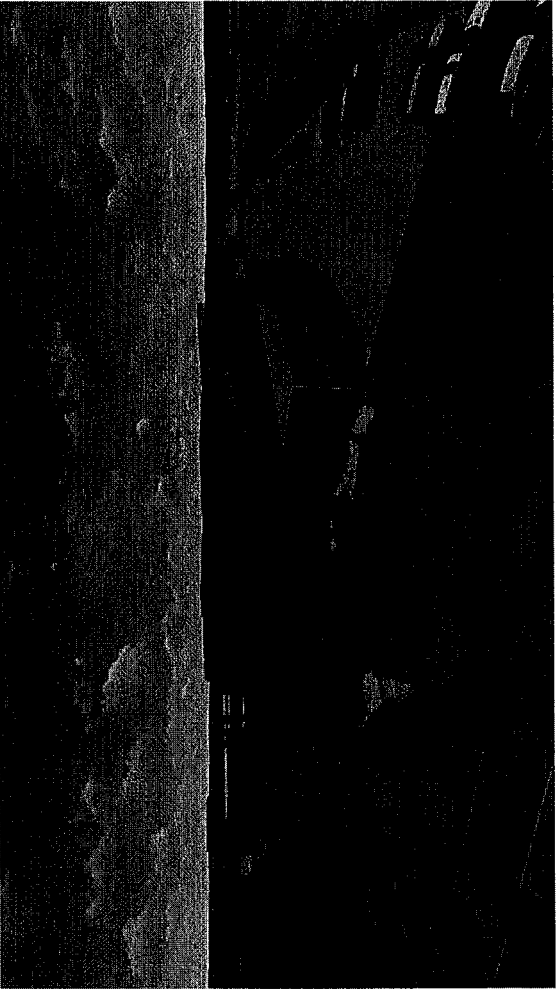
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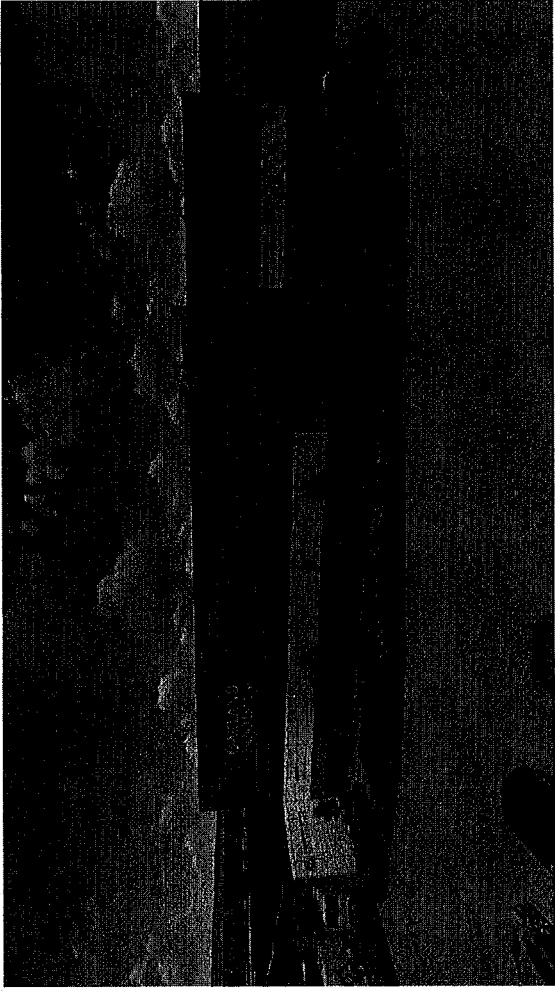
1. Elevated View from South East Property Looking North



3. Elevated View from North Looking South



2. Elevated View from North East Property Looking South



4. View from North Looking at Employee Outside Break Area



Renderings  
California Waste Solutions  
North Gateway Recycling Facility  
Oakland, California

Job No. 5490-0  
06.17.2019  
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A4.3



## AGENDA ITEM 6

### I. Compliance Workforce Updates

#### Compliance Reports

#### Workforce Updates

- Vertical Construction Report by Contractor –
  - OGLC #2 Whiting Turner
  
- Potential Shortfall Summary Status
  - John Sutti & Assoc. (Good Eggs)
  - OGLC #3 -Whiting Turner

**OAKLAND ARMY BASE JOBS POLICY  
WORKFORCE REPORT FOR  
OAKLAND GLOBAL LOGISTICS CENTER #2 - WHITING TURNER  
PROJECT NO. C470010**

Contractor Name	Total Employee Hrs.	CORE HOURS	ADJUSTED EMPLOYEE HOURS	50% Residential	20% Apprentice	Total Shortfall Hours	Hrly Wage	Potential Liquidated Damages
Anning Johnson	286.00		286.00		57.20	57.20	20.00	1,144.00
Aqua Proof	456.00	426.00	30.00		64.20	64.20	20.00	1,284.00
BME Electrical	5,975.50	2,274.00	3,701.50	821.25		821.25	20.00	16,425.00
Camblin Steel	2,946.00	2,169.50	776.50	257.25	589.20	846.45	20.00	16,929.00
CMA Fire Protection	1,803.50	1,420.50	383.00	191.50		191.50	20.00	3,830.00
Conco Pumping	156.50		156.50	78.25	31.30	109.55	20.00	2,191.00
Concrete North	1298.5	13,165.00	0.00					
Creative Ceilings and	528.53	129.05	399.48	255.04	0.00	255.04	20.00	5,100.80
George E. Masker	2,384.00		2,384.00		0.00	0.00	20.00	0.00
Giannolini & Co., Inc.	3241	2,585.50	655.50	143.50		143.50	20.00	2,870.00
Golden Bav Fence Plus	944		944.00	424.00	17.80	441.80	20.00	8,836.00
Goodfellow Bros	9191	4,401.50	4,789.50	422.25		422.25	20.00	8,445.00
Griffin Soil	121.50	0.00	121.50	60.75	24.30	85.05	20.00	1,701.00
JD2, Inc	1,446.50	137.50	1,309.00	654.50	126.30	780.80	20.00	15,616.00
Kier & Wright Civil	330.00	279.00	51.00				20.00	
Kodiak Union Roofing	2481.5	2,363.00	118.50	59.25		59.25	20.00	1,185.00
North Bav Overhed	307.00	228.00	79.00	39.50	21.40	60.90	20.00	1,218.00
Northern California Nail	279.75	279.75	0.00		55.95	55.95	20.00	1,119.00
Panelized Structures.	2,218.50	1,623.00	595.50	297.50	103.60	401.10	20.00	8,022.00
Parkwest Landscape.	3746	1,801.00	1,945.00	393.50	656.00	1,049.50	20.00	20,990.00
Paul W. Wolfe Co.	194.50	143.00	51.50	25.75	38.90	64.65	20.00	1,293.00
Preston Pipelines, Inc.	4523.5		4,523.50	2,261.75	878.80	3,140.55	20.00	62,811.00
Rountree Plumbing &	1,884.00	704.00	1,180.00	518.50	376.80	895.30	20.00	17,906.00
Silicon Valley	770.50		770.50	351.25	7.00	358.25	20.00	7,165.00
Starch Concrete	473		473.00	236.50	80.60	317.10	20.00	6,342.00
Striping Graphics	74.00	48.00	26.00	3.00		3.00	\$20.00	\$60.00

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OAKLAND ARMY BASE JOBS POLICY  
 WORKFORCE REPORT FOR  
 OAKLAND GLOBAL LOGISTICS CENTER #2 - WHITING TURNER  
 PROJECT NO. C470010

Contractor Name	Total Employee Hrs.	CORE HOURS	ADJUSTED EMPLOYEE HOURS	50% Residential	20% Apprentice	Total Shortfall Hours	Hrly Wage	Potential Liquidated Damages
Tile West	110.5		110.50	42.75	22.50	65.25	\$20.00	\$1,305.00
Trim Tech	82.00		82.00	41.00	16.40	57.40	\$20.00	\$1,148.00
US Glass, Inc.	1,097.00	239.00	858.00	224.00		224.00	\$20.00	\$4,480.00
Western Allied	182.50		182.50	91.25		91.25	\$20.00	\$1,825.00
<b>Total</b>	<b>61,218.78</b>	<b>34,416.30</b>	<b>26,982.98</b>	<b>7,893.79</b>	<b>3,168.25</b>	<b>11,062.04</b>	<b>20.00</b>	<b>\$221,240.80</b>

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OAKLAND ARMY BASE JOBS POLICY  
 POTENTIAL SHORTFALLS REPORT  
 OAKLAND ARMY BASE JOBS POLICY

JOHN SUTTI & ASSOCIATES (PRIME CONTRACTOR)  
 PROJECT NO. C470010 - GOOD EGGS

Contractor Name	Total Employee Hrs.	CORE HOURS	ADJUSTED EMPLOYEE	50%		20%		Total Shortfall	Hrly Wage	Potential Liquidated
				Residential	Annrenifice	Annrenifice	Annrenifice			
Berkeley Cement	1,765.50	0.00	1,765.50	882.75	52.00			934.75	20.00	18,695.00
HA Bowen Electric	2,750.50	824.00	1,926.50	963.25				963.25	20.00	19,265.00
John Sutti & Associates	1,467.00	615.00	852.00	426.00				426.00	20.00	8,520.00
Kev Mechanical	3,050.75	1,810.00	1,240.75	620.13				620.13	20.00	12,402.60
Terra Life, Inc.	857.00		857.00	271.00	35.70			306.70	20.00	6,134.00
<b>Total</b>	<b>9,890.75</b>	<b>3,249.00</b>	<b>6,641.75</b>	<b>3,163.13</b>	<b>87.70</b>			<b>3,250.83</b>	<b>20.00</b>	<b>\$65,016.60</b>

# Horizontal Construction Report

Project: Oakland Army Base - Oakland Global Logistics Center #3  
 Whiting Turner by Contractor - Potential Shortfalls  
 From 10/01/2019 to 11/1/2019

By Contract	Employee Hours	OAB Construction Policy				Liquidated Damages Hourly Rate	Combined Total of Potential Liquidated Damages
		50% Residential	20% Apprentice	25% Disadv.	Total Shortfall Hours		
1 Goodfellow Brothers	3,392.00	403.00	-	134.00	537.00	20.00	10,740.00
2 Hayward Baker	484.50	242.25	96.90	-	339.15	20.00	6,783.00
Total Employee Hours, Shortfall hours and Liquidated Damages	3,876.50	645.25	96.90	134.00	876.15	20.00	17,523.00
	100%	16.65%	2.50%	3.46%	22.60%	100%	100%

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## II. Report from the West Oakland Jobs Resource Center

West Oakland Job Resource Center Updates



To: Community Jobs Oversight Commission  
Subject: December 2019 Narrative

From: Joyce Guy Date:  
January 1, 2020

The West Oakland Job Resource Center staff facilitated a number of activities to promote Careers in Construction to Oakland residents for job opportunities in the City of Oakland and the greater impact zone.

This month's activities included:

**Oakland Army Base Project:** Staff provides assistance to contractors to meet local hire requirements by conducting verification of disadvantage worker for apprentices; processing Job Request & Referrals; and attending the weekly OAB-JV subcontractor meetings. WOJRC continues to support clients with transitional job placements while clients prepare for apprenticeship entrance exams. WOJRC continues to develop its organizational capacity to support the City and Port-side of the OAB warehouse operations.

**Client Services & Outcomes:** Clients Case Managed (20):

Job Placements (1), Referrals to Apprenticeship (1), Referrals to Pre-apprenticeship (0)

**Outreach Highlights:** Supported by the monthly newsletter/calendar which is distributed to over 250 local agencies and partners. WOJRC staff also attended/presented at the following events/meetings:

(1) PACT

**Alameda County PLA and other construction projects:** PLA administrator for County projects is actively supporting WOJRC as the preferred hiring source. The WOJRC attends East County Hall of Justice and County Wide quarterly compliance meetings, includes AC Transit BRT MOU, Brooklyn Basin, and MAPLA meetings.

**Alternative Funding Campaign:** WOJRC continues to seek alternative sources of funding. Planning for next year's Fall Fundraiser will commence in the new year.

#### Grants Awarded 2017 – 2019

California State WDB – Accelerator 6.0, Innovation Impact Network, awarded Dec 2017 (2-year)

California State WDB – Equity, Climate and Jobs, H RTP awarded Jan 2018 (19 mos.)

Port of Oakland OAB Seaport Job Policy award TDB, 2018 – 2023 (5-years)

First 5 Alameda County – Neighborhoods Ready for School (TBD Lincoln & WOJRC Partnership)

Bay Area Workforce Collaborative Grant 2018-2019 (TBD EBASE & WOJRC Partnership)

**West Oakland Job Resource Center Performance Report December 2019**

	Month	AA	HISP	CAU / API	OTR	DNS	M	F	Re-E	94607	94608	94609	94612	Other
Attended orientation	23	18	4	0	0	1	17	6	10	2	0	1	1	19
Interviews	20	15	4	0	0	1	15	5	10	2	0	1	1	16
Referred to services	20	15	4	0	0	1	15	5	10	2	0	1	1	16
Referred to pre-apprenticeship	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Referred to apprenticeship	1 [1]	0	1	0	0	0	1	0	1	0	0	0	0	1
Placed in employment	1	1	0	0	0	0	1	0	0	0	0	0	0	1

**BREAK DOWN SERVICES & OUTCOME**

Construction Projects	Worker Assistance			Retention Activities & Support Services		
	WOJRC (GC)	Union Dues	Tools/PPE	Client Case Management	Math - Apprenticeship Test Prep	Fincial Coaching
OAB Project	0		0			0
Brooklyn Basin	0		0			0
BRT	0		0			0
Other Construction	0		2 [2]			
<b>Total</b>	<b>0</b>		<b>2</b>			<b>0</b>
<b>2019 YTD Total Served</b>						
Attended orientation	287					
Screened	255					
Referred to services	255					
Referral pre-apprenticeship	38					1 [3]
Referred to apprenticeship	53					0
Placed in employment	47					0
<b>Total</b>						<b>1</b>

[1] Michael Garcia  
-Laborers 304

[2] Kayla Billups  
Rajhaun Poole

[3] Quinelius Stroud - \$15/hr

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