

Oakland Army Base Redevelopment Plan Standard Conditions of Approval/Mitigation Monitoring and Reporting Program (SCA/MMRP)

- The Oakland Army Base Redevelopment Plan SCA/MMRP applies to all plan elements including both horizontal and vertical projects.
- The SCA/MMRP is in place for the current infrastructure improvements and will apply to the TLS program.

TABLE 1

Standard Conditions of Approval/Mitigation Monitoring and Reporting Program

KEY: GREEN HIGHLIGHTING – OUTSTANDING; PINK HIGHLIGHTING – IN PROGRESS

Standard Conditions of Approval/Mitigation Measures	Execution/Monitoring Action	Mitigation Implementation/ Monitoring		Phase				
		Schedule	Responsibility	Design & Pre- Construction (horizontal)	Construction (horizontal)	Design & Pre- Construction (vertical)	Construction (vertical)	Operations
AESTHETICS, WIND, AND SHADOWS								
SCA AES-1: Lighting Plan: The proposed lighting fixtures shall be adequately shielded to a point below the light bulb and reflector and that prevent unnecessary glare onto adjacent properties. Plans shall be submitted to the Planning and Zoning Division and the Electrical Services Division of the Public Works Agency for review and approval. All lighting shall be architecturally integrated into the site.	See Project Manual, Section 2.1. Confirm in Project plans: <ul style="list-style-type: none"> Shield lighting fixtures. Prevent unnecessary glare onto adjacent properties. Architecturally integrate lighting into the site. 	Prior to the issuance of an electrical or building permit.	City/Port	X		X		
Mitigation 4.11-1: New lighting shall be designed to minimize off-site light spillage; “stadium” style lighting shall be prohibited. Modern security lighting is available that directs light toward a specific site, and substantially reduces spillage of light onto adjacent properties. The City and the Port shall require the use of such directional lighting as a condition of approval for redevelopment projects throughout the project area. In no case shall the City and the Port allow the use of stadium-style lighting, which directs light outward across a broad area.	Confirm in Project plans: <ul style="list-style-type: none"> Minimize off-site light spillage. No ‘stadium style’ lighting allowed. 	Prior to the issuance of an electrical or building permit.	City/Port	X		X		
Mitigation 4.11-3: New active or passive solar systems within or adjacent to the project area shall be set back from the property line a minimum of 25 feet. Through design review, the City shall ensure that proposed solar systems are not located in a manner that would unduly restrict design of future development. Such conflicts are to be resolved in design review. If the proposed solar system cannot be designed to accommodate adjacent actions, it shall be disallowed.	Confirm in Project plans: <ul style="list-style-type: none"> Set back active/passive solar systems >25 feet from property line. Solar system located such that they do not restrict future development. 	Prior to the issuance of an electrical or building permit.	City/Port			X		
Mitigation 4.11-4: New construction within the Gateway development area adjacent to a parcel containing permitted or existing active or passive solar systems shall demonstrate through design review that the proposed structures shall not substantially impair operation of existing solar systems. Through design review, the City shall ensure that the effectiveness an operation of existing or permitted active or passive solar systems shall not be substantially impaired. The design of the subsequent proposed structures shall be modified so as not to have such an adverse effect.	Confirm in Project plans: <ul style="list-style-type: none"> New construction does not substantially impair operation of existing solar systems. 	Prior to the issuance of an electrical or building permit.	City			X		
Mitigation 4.11-5: The City and Port shall coordinate with respect to the design of new, permanent buildings constructed along the Port/Gateway boundary to minimize conflicts over solar access. The City and Port shall coordinate with one another regarding design of subsequent redevelopment activities within their respective jurisdictions that may affect operation of solar installations in the other’s jurisdiction.	Confirm in Project plans: <ul style="list-style-type: none"> Minimize conflicts over solar access. 	Prior to the issuance of an electrical or building permit.	City/Port			X		
Mitigation 4.11-6: New construction adjacent to a public park or open space shall demonstrate through design review that development shall not substantially impair enjoyment of the public utilizing the space. Through design review, the City shall ensure that new building or landscaping shall not shade existing or proposed parks or open spaces in a manner that would make these public spaces substantially less useful or enjoyable to the public. The City may require specific building placement, tiered roofs, or other means of reducing shadow effects on public opens spaces. It is not the intent of this measure to completely eliminate shade in these areas, but to reduce shade to the maximum extent feasible.	Confirm in Project plans: <ul style="list-style-type: none"> New construction does not substantially impair public enjoyment of existing public park(s) or open space. Reduce shade from new building/landscaping to the maximum extent feasible. 	Prior to the issuance of a building permit	City/Port	X		X		

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AIR QUALITY								
<p>SCA AIR-2: Construction-Related Air Pollution Controls (Dust and Equipment Emissions): During construction, the project applicant shall require the construction contractor to implement all of the following applicable measures recommended by the Bay Area Air Quality Management District (BAAQMD):</p> <p>a) Water all exposed surfaces of active construction areas at least twice daily (using reclaimed water if possible). 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 possible.</p> <p>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).</p> <p>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.</p> <p>d) Pave all roadways, driveways, sidewalks, etc. as soon as feasible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.</p> <p>e) Enclose, cover, water twice daily or apply (non-toxic) soil stabilizers to exposed stockpiles (dirt, sand, etc.).</p> <p>f) Limit vehicle speeds on unpaved roads to 15 miles per hour.</p> <p>g) 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 five minutes (as required by Title 13, Section 2485, of the California Code of Regulations. Clear signage to this effect shall be provided for construction workers at all access points.</p> <p>h) Idling times on all diesel-fueled off-road vehicles over 25 horsepower shall be shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes and fleet operators must develop a written idling policy (as required by Title 13, Section 2449 of the California Code of Regulations.)</p> <p>i) All construction equipment shall be maintained and properly tuned in accordance with the manufacturer’s specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.</p> <p>j) Post a publicly visible sign that includes the contractor’s name and telephone number to contact regarding dust complaints. When contacted, the contractor shall respond and take corrective action within 48 hours. The telephone numbers of contacts at the City and the BAAQMD shall also be visible. This information may be posted on other required on-site signage.</p> <p>k) All exposed surfaces shall be watered at a frequency adequate to maintain minimum soil moisture of 12 percent. Moisture content can be verified by lab samples or moisture probe.</p> <p>l) All excavation, grading, and demolition activities shall be suspended when</p>	<p>See Project Manual, Section 3.1.4.2. Developer and/or its Contractor will perform periodic inspections, including exit gate checks, to confirm the following actions:</p> <ul style="list-style-type: none"> • Use water trucks to water exposed surfaces during construction activities at least twice daily or more frequently if winds exceed 15 mph. Suspend excavation, grading, and demolition activities when average wind speed exceeds 20 mph. Maintain minimum soil moisture of 12% as indicated by laboratory samples or a moisture meter. Use reclaimed water for dust mitigation. • Cover truck loads with tarpaulins or keep loads 2 feet below the sideboard of the truck bed to eliminate wind contact with soil or other loaded materials. • Require all operators tracking dirt/mud onto public roadways to have a wet power vacuum sweeper present daily during these activities and remove tracked dirt/mud at the end of each day or more frequently if needed. • Install construction area entrances at all ingress and egress sites to ensure dirt is kept off of public roads. Construction area entrances will be built using fabric and 3x5 rock to facilitate tire soil removal prior to leaving the site (or as defined by the guidelines in the Best Management Practice Handbook). Ingress/egress sites will also provide dry brushing of loose soil from tires and fenders. • As soon as practical and prior to rainy season, cover all access roads and/or permanent roads with aggregate or asphalt concrete to mitigate tracking of dirt and/or mud offsite. • As soon as possible after grading activities, cover exposed soil with aggregate base or concrete. • Cover all inactive soil material stockpiles with plastic sheeting or non-toxic soil binders. Water all active stockpiles to maintain 12% moisture. • Install fencing with attached windscreen fabric on the windward side of the actively disturbed area of the construction site. • Replant vegetation in disturbed areas as quickly as possible. • Limit simultaneous occurrence of excavation, grading, and ground disturbance activities on the same area at any one time. • Draft and implement a Project SWPPP. An onsite QSP will monitor runoff before, during, and after rain events. Deficiencies will be logged and corrected immediately. Inactive construction areas will be properly addressed with BMPs to eliminate erosion. Required BMPs will be outlined in the SWPPP and enforced with reporting and inspection. • Post signage and enforce 15 mph speed limit requirement for unpaved roads. • Post signage and enforce dust complaint reporting requirement. Take corrective action to remedy complaints within no more than 48 hours after receiving the complaint. • Assign a Compliance Manager to monitor and facilitate the implementation of mitigation measures. The Contractor will maintain Daily Inspection Logs throughout the Project. <p>See Project Manual, Section 3.1.4.3.</p>	Ongoing throughout demolition, grading, and/or construction	City, Port		X		X	

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<p>average wind speeds exceed 20 mph.</p> <p>m) Install sandbags or other erosion control measures to prevent silt runoff to public roadways.</p> <p>n) Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for one month or more).</p> <p>o) Designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress.</p> <p>p) Install appropriate wind breaks (e.g., trees, fences) on the windward side(s) of actively disturbed areas of the construction site to minimize wind-blown dust. Wind breaks must have a maximum 50 percent air porosity.</p> <p>q) Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established.</p> <p>r) The simultaneous occurrence of excavation, grading, and ground-disturbing construction activities on the same area at any one time shall be limited. Activities shall be phased to reduce the amount of disturbed surfaces at any one time.</p> <p>s) All trucks and equipment, including tires, shall be washed off prior to leaving the site.</p> <p>t) 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.</p> <p>u) All equipment to be used on the construction site and subject to the requirements of Title 13, Section 2449 of the California Code of Regulations (“California Air Resources Board Off-Road Diesel Regulations”) must meet Emissions and Performance Requirements one year in advance of any fleet deadlines. The project applicant shall provide written documentation that the fleet requirements have been met.</p> <p>v) Use low VOC (i.e., ROG) coatings beyond the local requirements (i.e., BAAQMD Regulation 8, Rule 3: Architectural Coatings).</p>	<p>Developer and/or its Contractor will perform periodic inspections, including exit gate checks, to confirm the following actions:</p> <ul style="list-style-type: none"> Keep all construction equipment properly tuned by a certified mechanic in accordance with manufacturer’s specifications. Use late model heavy-duty diesel-powered equipment at the Project Site to the extent that it is readily available in the San Francisco Bay Area. Use diesel-powered equipment that has been retrofitted with after-treatment products (e.g., engine catalysts) to the extent that it is readily available in the San Francisco Bay Area. Use low-emission diesel fuel for all heavy-duty diesel-powered equipment operating and refueling at the Project Site to the extent that it is readily available and cost effective in the San Francisco Bay Area. Utilize alternative fuel construction equipment (i.e., compressed natural gas, liquid petroleum gas, and unleaded gasoline) to the extent that the equipment is readily available and cost effective in the San Francisco Bay Area. Rely on the electricity infrastructure surrounding the construction sites rather than electrical generators powered by internal combustion engines to the extent feasible. Operators will provide the Contractor with written documentation of equipment maintenance and emissions reports for all equipment to be used onsite. Post signage and enforce requirements of CCR Title 13, Section 2449 (CARB Off-Road Diesel Regulations) and Title 13, Section 2485 with reporting and/or inspection. Post signage and enforce construction equipment maintenance requirements with reporting and/or inspection. Assign a Compliance Manager to monitor and facilitate the implementation of mitigation measures. The Contractor will maintain Daily Inspection Logs throughout the Project. <p>See Project Manual, Section 3.1.4.3.1.</p> <p>Developer and/or its Contractor will perform periodic inspections to confirm the following actions:</p> <ul style="list-style-type: none"> Limit truck and equipment idling time to five minutes or less. Post signage and enforce requirements of CCR Title 13, Section 2449 (CARB Off-Road Diesel Regulations) and Title 13, Section 2485 with reporting and/or inspection. Assign a Compliance Manager to monitor and facilitate the implementation of mitigation measures. The Contractor will maintain Daily Inspection Logs throughout the Project. <p><i>Use low VOC coatings beyond BAAQMD Regulation 8, Rule 3.</i></p>							
<p>Mitigation 4.4-3b (West Gateway Rail and Maritime Emissions Reduction Program): The ground lessee of the West Gateway and the Railroad Right of Way (“WG Ground Lessee”) shall develop, for City review and approval, a criteria pollutant reduction program aimed at reducing or off-setting emissions from its rail-related and maritime-</p>	<p>Actions/schedule TBD by Vertical Construction/Lease team.</p>	<p>Prior to starting operations</p>	<p>City</p>					<p>X</p>

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<p>related operations, to the extent feasible, to less than significant levels, consistent with applicable federal, state and local air quality standards. The WG Ground Lessee shall implement the approved program and shall periodically review and update the program every one to three years, concurrently with the update of the Bay Area Clean Air Plan. The review and update shall include, and not be limited to, assessment of: potential new reduction strategies based on then-available technologies; funding requirements; technical feasibility; economic feasibility and cost benefit analysis. The updates shall be submitted to the City for its review and approval. The WG Ground Lessee shall implement the City-approved, updated program. The program shall give priority to emission reduction strategies that address PM₁₀ emissions, but shall also provide for reductions in NO_x and ROG emissions. The emission reduction program shall include a list of potential emission reduction strategies and shall define measurable reduction goals within specific time periods. Strategies that shall be included in the program may include without limitation:</p> <ul style="list-style-type: none"> • Requiring rail terminal operators to use switch engines that comply with federal air emission regulations for diesel operated locomotives as set forth in federal air regulations. In addition, the rail terminal operator and the WG Ground Lessee to exchange information with the goal of investigating options to accelerate compliance with Tier 0, 1 and 2 requirements of the federal regulations. • Encourage ships to implement source control technologies when in the West Gateway area (such as reduced hoteling). • Working with tugboat operators to implement emission reduction control measures or to replace tugboat engines to low NO_x technology. 								
<p>Mitigation 4.4-4: The City and the Port shall jointly create, maintain and fund on a fair share basis, a truck diesel emission reduction program. The program shall be sufficiently funded to strive to reduce redevelopment related contributions to local West Oakland diesel emissions to less than significant levels, consistent with applicable federal, state and local air quality standards, and shall continually reexamine potential reductions toward achieving less than significant impacts as new technologies emerge. The adopted program shall define measurable reduction within specific time periods.</p> <p>This program shall be periodically reviewed and updated every one to three years, corresponding to regular updates of the CAP. The review and update shall include, and not be limited to, an assessment of any potential new strategies, a reassessment of funding requirements, technical feasibility, and cost benefit assumptions. Periodic updates shall be submitted to the City/Port Liaison Committee or its equivalent. The diesel emissions reduction program shall include a list of potential emission reduction strategies that shall include on-site Port improvements and/or practices; loan, grant or incentive-based programs; and on-going studies. Strategies that shall be included in the diesel emissions reduction program and implemented over the build-out period include the following:</p> <ol style="list-style-type: none"> 1. On-site Port improvements. <ul style="list-style-type: none"> • Configure truck parking in the Port to minimize traffic interference and reduce idling times. • Allow easy access to a truck parking facility at the Port 24-hours a day. • Synchronize traffic lights in the Port area to reduce congestion (requires 	<p>Actions/schedule TBD by Vertical Construction/Lease team. See Project Manual, Section 3.3. Will be documented in:</p> <ul style="list-style-type: none"> • Emissions Reduction Program for Operations <ul style="list-style-type: none"> ○ Truck Diesel Emissions Reductions (<i>see Port's CTMP for an example</i>) ○ Transportation Control Measures (TCMs) ○ Emissions Reductions Demonstration Projects 	<p>Prior to operations, reviewed and updated every one to three years during operations</p>	<p>City, Port</p>					<p>X</p>

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<p>coordination with the City).</p> <p>2. City/Port loan or grant/incentive programs for local businesses or entities.</p> <ul style="list-style-type: none"> Provide incentives for re-powering, retrofitting, electrifying, or switching to alternative fuels to local businesses, franchises or truck fleets operating in West Oakland. Such businesses may include, for example, locally owned and operated trucking operations, refuse and recycling collection vehicles, school buses, Port and/or City fleet vehicles, and US Mail trucks. <p>Other strategies to be included in the diesel emissions reduction program to be examined and incorporate when technically and economically feasible, include the following:</p> <p>1. On-site Port improvements.</p> <ul style="list-style-type: none"> Allow trucks using alternative fuels to the head of queues or have separate gate entrances. <p>2. On-going studies.</p> <ul style="list-style-type: none"> Explore methods to minimize truck idling times at the Port. Explore and encourage the use of alternative fuels for Port marine, rail and truck operations. Propose and fund a random roadside heavy duty diesel vehicle (HDDV) emissions testing program and an HDDV repair subsidy program. <p>3. City/Port loan or grant/incentive programs for local businesses or entities.</p> <ul style="list-style-type: none"> Provide subsidies, training programs and/or voucher programs for local West Oakland businesses to conduct timing retard, compressions changes and other adjustments to diesel engines to reduce emissions. Install oxidative catalyst and particulate traps on diesel engines with low NOx, alternatively fueled or electrified engines. 														
<p>Mitigation Measure 4.4-5: Major developers¹ shall fund on a fair share basis BAAQMD-recommended feasible Transportation Control Measures (TCMs) for reducing vehicle emissions from commercial, institutional, and industrial operations, as well as all CAP TCMs the BAAQMD has identified as appropriate for local implementation.</p> <p>Each major developer of a subsequent redevelopment activity shall fund its fair share toward some or all of the following TCMs:</p> <hr/> <p>BAAQMD-Recommended Transportation Control Measure, Modified for this Action</p> <hr/> <table border="1"> <thead> <tr> <th>Control Measure</th> <th>Measure</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Construct transit facilities such as bus turnouts/bus bulbs, benches, shelters, etc. Improve transit bus service to the area.</td> </tr> <tr> <td>2</td> <td>Design and locate buildings to facilitate transit access, e.g., locate building entrances near transit stops, eliminate building setbacks, etc.</td> </tr> </tbody> </table>	Control Measure	Measure	1	Construct transit facilities such as bus turnouts/bus bulbs, benches, shelters, etc. Improve transit bus service to the area.	2	Design and locate buildings to facilitate transit access, e.g., locate building entrances near transit stops, eliminate building setbacks, etc.	<p>Actions/schedule TBD by Vertical Construction/Lease team.</p> <p>See Project Manual, Section 3.3.</p> <p>Will be documented in:</p> <ul style="list-style-type: none"> Emissions Reduction Program for Operations <ul style="list-style-type: none"> Truck Diesel Emissions Reductions (<i>see Port's CTMP for an example</i>) Transportation Control Measures (TCMs) Emissions Reductions Demonstration Projects 	Prior to operations	City, Port					X
Control Measure	Measure													
1	Construct transit facilities such as bus turnouts/bus bulbs, benches, shelters, etc. Improve transit bus service to the area.													
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¹ Defined as City, Port, and private developers whose subsequent redevelopment activity would generate more than 20,000 square feet of employment-generating land uses, or that would generate 100 or greater local jobs.

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3	Provide and make public transit convenient for 16th and Wood sub-district residents and tenants. <i>(Note: Not applicable to the 2012 OARB Project)</i>													
4	Encourage OARB sub-district tenants to use car pools, vanpools, and public transit by providing incentives.													
5	Provide a shuttle to and from the West Oakland BART station													
6	Provide on-site shops and services for employees, such as cafeteria, bank, dry cleaners, convenience market, etc.													
7	Provide on-site child care, or contribute to off-site child care within walking distance.													
8	Establish mid-day shuttle service from worksite to food service establishments/commercial areas.													
9	Provide preferential parking for carpool and vanpool vehicles													
10	Implement parking fees for single occupancy vehicle commuters.													
11	Provide secure, weather-protected bicycle parking for employees.													
12	Provide safe, direct access for bicyclists to adjacent bicycle routes.													
13	Provide showers and lockers for employees bicycling or walking to work.													
14	Provide direct, safe, attractive pedestrian access from project to transit stops and adjacent development.													
15	Provide neighborhood-serving shops and services within or adjacent to the 16th and Wood sub-district. <i>(Note: Not applicable to the 2012 OARB Project)</i>													
<p>Source: BAAQMD 1996, as amended through 1999. Based on Table 15: "Mitigation Measures for Reducing Motor Vehicle Emissions from Commercial, Institutional, and Industrial Projects."</p> <p>Each major developer of a subsequent redevelopment activity shall also fund its fair share of the following CAP TCMs, which the BAAQMD has identified as appropriate for local implementation, with redevelopment-specific modifications:</p>														
<table border="1"> <thead> <tr> <th>CAP TCMs</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1. Support Voluntary Employer-Based Trip Reduction Programs</td> <td>The City and Port will explore ways to promote transit use and support employer-based trip reduction programs through development incentives such as density bonuses, reduced parking requirements, incentives for permanent bicycle facilities, etc. The City will encourage development of transit transfer stations near employment concentrations in the Gateway development area and 16th/Wood sub-district.</td> </tr> <tr> <td>9. Improve Bicycle Access and Facilities</td> <td>Redevelopment includes extensive multi-use trails serving as both "spine" thoroughfares and "spurs" connecting main trails to the Oakland waterfront.</td> </tr> </tbody> </table>									CAP TCMs	Description	1. Support Voluntary Employer-Based Trip Reduction Programs	The City and Port will explore ways to promote transit use and support employer-based trip reduction programs through development incentives such as density bonuses, reduced parking requirements, incentives for permanent bicycle facilities, etc. The City will encourage development of transit transfer stations near employment concentrations in the Gateway development area and 16th/Wood sub-district.	9. Improve Bicycle Access and Facilities	Redevelopment includes extensive multi-use trails serving as both "spine" thoroughfares and "spurs" connecting main trails to the Oakland waterfront.
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9. Improve Bicycle Access and Facilities	Redevelopment includes extensive multi-use trails serving as both "spine" thoroughfares and "spurs" connecting main trails to the Oakland waterfront.													

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<p>The City and Port will encourage employers and developers to provide permanent bicycle facilities.</p> <p>12. Improve Arterial Traffic Management Maritime Street and other roadways in the project area will include facilities to encourage bicycling and walking. Roadways and intersections will be designed to operate at City-standard LOS, to facilitate traffic flow and avoid unnecessary queuing.</p> <p>15. Local Clean Air plans, Policies and Programs Redevelopment as presented in Chapter 2.0 Project Description and Chapters 3.3 Air Quality and 3.16 Transportation and Traffic (in the 2012 OARB Project Initial Study/Addendum), incorporate land uses such as a rail terminal in conjunction with logistics uses, and measures intended to reduce the number and length of truck trips and single-occupant automobile trips.</p> <p>17. Conduct Demonstration Projects The City will encourage through development incentives demonstration projects for fleet electrification or alternative fueling. In addition, the Port will not preclude alternative fueling in its design of rail facilities.</p> <p>19. Pedestrian Travel OARB and Maritime sub-districts will include multi-use trails to encourage safe pedestrian travel.</p> <p>20. Promote Traffic Calming Measures Redevelopment will include traffic calming measures to the extent appropriate, consistent with the General Plan and sound traffic management of the project area.</p> <p>Source: BAAQMD CEQA Guidelines, revised 1999 Table 5.</p> <p>These TCMs shall be coordinated with transportation demand management (TDM) measures implemented under SCA TRANS-1.</p>								
<p>SCA AIR-1: Construction Management Plan: The project applicant shall submit to the Planning and Zoning Division and the Building Services Division for review and approval a construction management plan that identifies the conditions of approval and mitigation measures to construction impacts of the project and explains how the project applicant will comply with these construction-related conditions of approval and mitigation measures.</p>	<p>See Project Manual, Section 3.1. Submit CMP to City Planning and Zoning and Building Services Divisions for review and approval.</p>	<p>Prior to issuance of a demolition, grading, or building permit, and ongoing throughout demolition, grading, and/or construction.</p>	<p>City, Port</p>		X		X	
<p>Mitigation 4.4-6: Title 24 of the International Building Code (IBC) requires that new construction include energy-conserving fixtures and designs. Additionally, the City and Port shall implement sustainable development policies and strategies related to new development design and construction. Implementation of IBC requirements would reduce the need for space and water heating that would emit pollutants. City and Port policies and strategies shall be conditioned for all new development within the redevelopment project area. Specific examples may include, and are not limited to the following:</p>	<p>Actions/schedule TBD by Vertical Construction team. See Project Manual, Sections 3.1.5 and 3.1.6. Submit CMP to City Planning and Zoning and Building Services Divisions for review and approval.</p>	<p>Prior to issuance of a demolition, grading, or building permit</p>	<p>City, Port</p>			X		

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<ul style="list-style-type: none"> Wood fire heating shall be prohibited in new live/work development. Where siting allows and where feasible, buildings shall be oriented to take advantage of passive and active climate control designs. To the maximum extent feasible, central water heating systems shall be installed. 								
<p>Mitigation Measure 5.4-1: The City and the Port shall encourage, lobby, and potentially participate in emission reduction demonstration projects that promote technological advances in improving air quality.</p> <p>Such encouragement, lobbying, and participation may include the following:</p> <ul style="list-style-type: none"> Retrofitting locomotive engines to meet current federal standards. Using reduced sulfur fuels in ships while the ships are in the San Francisco Bay. Treating NO_x with selective catalytic reductions. Implementing random roadside emissions tests and develop a system of fines for trucks not in compliance with emission regulations. Establishing emissions-based berthing fees. Buying relatively old, highly polluting cars to take them off the road. <p>Although these programs may assist in advancing emission reduction technologies or implementing emission reduction methods, the incremental contribution of the redevelopment program would remain cumulatively considerable, and the cumulative impact on air quality remains significant and unavoidable</p>	<p>Actions/schedule TBD by Vertical Construction/Lease team.</p> <p>See Project Manual, Section 3.3.</p> <p>Will be documented in:</p> <ul style="list-style-type: none"> Emissions Reduction Program (for Operations) <ul style="list-style-type: none"> Truck Diesel Emissions Reductions (<i>see Port's CTMP for an example</i>) Transportation Control Measures (TCMs) Emissions Reductions Demonstration Projects 		City, Port					X
<p>SCA AIR-3: Exposure to Air Pollution (Toxic Air Contaminants: Particulate Matter):</p> <p>A. Indoor Air Quality: In accordance with the recommendations of the California Air Resources Board (ARB) and the Bay Area Air Quality Management District, appropriate measures shall be incorporated into the project design in order to reduce the potential health risk due to exposure to diesel particulate matter to achieve an acceptable interior air quality level for sensitive receptors. The appropriate measures shall include one of the following methods:</p> <ol style="list-style-type: none"> The project applicant shall retain a qualified air quality consultant to prepare a health risk assessment (HRA) in accordance with the ARB and the Office of Environmental Health and Hazard Assessment requirements to determine the exposure of project residents/occupants/users to air pollutants prior to issuance of a demolition, grading, or building permit. The HRA shall be submitted to the Planning and Zoning Division for review and approval. The applicant shall implement the approved HRA recommendations, if any. If the HRA concludes that the air quality risks from nearby sources are at or below acceptable levels, then additional measures are not required. The applicant shall implement all of the following features that have been found to reduce the air quality risk to sensitive receptors and shall be included in the project construction plans. These features shall be submitted to the Planning and Zoning Division and the Building Services Division for review and approval prior to the issuance of a demolition, grading, or building permit and shall be maintained on an ongoing basis during operation of the project. <ol style="list-style-type: none"> Redesign the site layout to locate sensitive receptors as far as possible from any freeways, major roadways, or other sources of air pollution (e.g., loading docks, parking lots). Do not locate sensitive receptors near distribution center's entry and 	<p>HRA completed with 2012 EIR Addendum.</p> <p>HRA may be updated with data collected during the Air Quality Monitoring Program.</p>	Prior to issuance of a demolition, grading, or building permit	City, Port			X		

TABLE 1

Standard Conditions of Approval/Mitigation Monitoring and Reporting Program

Standard Conditions of Approval/Mitigation Measures	Execution/Monitoring Action	Mitigation Implementation/ Monitoring		Phase				
		Schedule	Responsibility	Design & Pre- Construction (horizontal)	Construction (horizontal)	Design & Pre- Construction (vertical)	Construction (vertical)	Operations
<p>exit points.</p> <p>c) Incorporate tiered plantings of trees (redwood, deodar cedar, live oak, and/or oleander) to the maximum extent feasible between the sources of pollution and the sensitive receptors.</p> <p>d) Install, operate and maintain in good working order a central heating and ventilation (HV) system or other air take system in the building, or in each individual residential unit, that meets or exceeds an efficiency standard of MERV 13. The HV system shall include the following features: Installation of a high efficiency filter and/or carbon filter to filter particulates and other chemical matter from entering the building. Either HEPA filters or ASHRAE 85% supply filters shall be used.</p> <p>e) Retain a qualified HV consultant or HERS rater during the design phase of the project to locate the HV system based on exposure modeling from the pollutant sources.</p> <p>f) Install indoor air quality monitoring units in buildings.</p> <p>g) Project applicant shall maintain, repair and/or replace HV system on an ongoing and as needed basis or shall prepare an operation and maintenance manual for the HV system and the filter. The manual shall include the operating instructions and the maintenance and replacement schedule. This manual shall be included in the CC&Rs for residential projects and distributed to the building maintenance staff. In addition, the applicant shall prepare a separate homeowners manual. The manual shall contain the operating instructions and the maintenance and replacement schedule for the HV system and the filters.</p> <p>B. Outdoor Air Quality: To the maximum extent practicable, individual and common exterior open space, including playgrounds, patios, and decks, shall either be shielded from the source of air pollution by buildings or otherwise buffered to further reduce air pollution for project occupants.</p>								
BIOLOGICAL RESOURCES								

TABLE 1

Standard Conditions of Approval/Mitigation Monitoring and Reporting Program

Standard Conditions of Approval/Mitigation Measures	Execution/Monitoring Action	Mitigation Implementation/ Monitoring		Phase				
		Schedule	Responsibility	Design & Pre-Construction (horizontal)	Construction (horizontal)	Design & Pre-Construction (vertical)	Construction (vertical)	Operations
<p>SCA BIO-5 Regulatory Permits and Authorizations: Prior to construction in or near the water, the project applicant shall obtain all necessary regulatory permits and authorizations, including without limitation, from the U.S. Army Corps of Engineers (Corps), Regional Water Quality Control Board (RWQCB), San Francisco Bay Conservation and Development Commission (BCDC) and the City of Oakland, and shall comply with all conditions issued by applicable agencies. Required permit approvals and certifications may include, but not be limited to the following:</p> <p>a) U.S. Army Corps of Engineers (Corps): Section 404. Permit approval from the Corps shall be obtained for the placement of dredge or fill material in Waters of the U.S., if any, within the interior of the project site, pursuant to Section 404 of the federal Clean Water Act.</p> <p>b) Regional Water Quality Control Board (RWQCB): Section 401 Water Quality Certification. Certification that the project will not violate state water quality standards is required before the Corps can issue a 404 permit, above.</p> <p>c) San Francisco Bay Conservation and Development Commission (BCDC) approvals.</p>	<p>Obtain and comply with all applicable permits (related to the construction of the outfall at Wharf 5 and retrofits at Wharves 6, 6 ½, and 7). Developer and/or its Contractor will perform periodic inspections to confirm compliance.</p>	Prior to issuance of a demolition, grading, or building permit within vicinity of the shoreline	City/Port	X If applicable		X		
<p>Mitigation Measure 4.12-5: A qualified observer shall be present on site during all in-water construction activities near potential herring spawning areas between December 1 and March 1. This measure shall be enforced via contract specifications. The observer shall have the authority to redirect, but not to stop work.</p>	<p>See Project Manual, Section 4.4. Developer and/or its Contractor will perform periodic inspections to confirm the following actions:</p> <ul style="list-style-type: none"> A qualified observer will be onsite during all in-water construction activities between December 1 and March 1. 	During construction	City/Port		X If applicable		X If applicable	
<p>Mitigation Measure 4.12-6: If spawning is observed, in-water construction activities shall be redirected for 200 meters around the spawning area for two weeks. Work may resume in the spawning area after two weeks, providing additional spawning does not occur. This measure shall be enforced via contract specifications.</p>	<p>See Project Manual, Section 4.4. Developer and/or its Contractor will perform periodic inspections to confirm the following actions:</p> <ul style="list-style-type: none"> Redirect in-water construction activities 200 meters for two weeks if spawning is observed. Resume in-water construction activities in spawning area if qualified observer indicates spawning is not occurring. 	During construction	City/Port		X If applicable		X If applicable	
<p>Modified Mitigation Measure 4.12-11: The Port, and developer and sub-tenants at Berths 7 and 8 (Wharves 6½ and 7), shall continue to develop and implement a carrier ballast water education program. Either by itself or by participating in programs by others, e.g., Sea Grant, the Port and developer and sub-tenants at Berths 7 and 8 (Wharves 6½ and 7) shall create a program to educate ocean carriers regarding the potential harm of ballasting activities. The program shall at a minimum, include the following elements:</p> <ul style="list-style-type: none"> Educate carriers to all applicable regulations and guidelines. Inform carriers of the benefits of ships constructed with internal ballast water transfer systems. These systems allow ballast water to be shifted internally from tank to tank, minimizing or eliminating the need for discharge of ballast water when ships are at berth Encourage carriers to purchase internally-ballasting vessels when they place orders for new ships. Educate carriers regarding potential benefits of reducing ballast water discharges, even if ballast water has already been exchanged in the open ocean. 	<p>Actions/schedule TBD by Vertical Construction/Lease team.</p>	Operations	City/Port					X
<p>Modified Mitigation Measure 4.12-12: The Port, and developer and sub-tenants at</p>	<p>Actions/schedule TBD by Vertical Construction/Lease team.</p>	Operations	City/Port					X

TABLE 1

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Standard Conditions of Approval/Mitigation Measures	Execution/Monitoring Action	Mitigation Implementation/ Monitoring		Phase				
		Schedule	Responsibility	Design & Pre-Construction (horizontal)	Construction (horizontal)	Design & Pre-Construction (vertical)	Construction (vertical)	Operations
Berths 7 and 8 (Wharves 6½ and 7), shall support international and United States efforts to adopt uniform international or national standards to avoid introduction of exotic species through shipping activities. The Port and developer and sub-tenants at Berths 7 and 8 (Wharves 6½ and 7) shall provide in-kind (personnel) support to assist international and U.S. entities to develop and adopt a uniform set of standards to reduce the risk of invasive species. In order to achieve optimal environmental success and to maintain a competitive market between ports, it is important that such standards be effective and uniformly applied.								
Mitigation Measure 3.4-1a: The developer shall submit a Landscape Plan for City review and approval. The plan shall not include tall ornamental trees that could provide perches for raptors in the northern project site, in the vicinity of Gateway Park. Mitigation Measure 3.4-1b: The developer shall submit a Lighting Plan for City review and approval. The plan shall note that raptor deterrents shall be placed on light standards in the northern project site, in the vicinity of Gateway Park, or lighting fixtures or posts in the area shall have limited horizontal elements which could be used as perches.	See Project Manual, Section 4.2. Confirm in Project plans: • No tall ornamental trees allowed in the vicinity of Gateway Park that could provide raptor perches. See Project Manual, Section 4.3. Confirm in Project plans: • Place raptor deterrents on light standards in the vicinity of Gateway Park. • Limit horizontal elements.	Prior to issuance of a building permit, associated with the Planned Unit Development (PUD) process	City/Port	X If applicable		X		
CULTURAL RESOURCES								
Mitigation Measure 4.6-2: The City, Port and OARB sub-district developers shall fund on a fair-share basis development of a commemoration site, including preparation of a Master Plan for such a site, at a public place located within the Gateway development area. The City shall ensure that the scale and scope of the commemoration site reflects the actual loss of historic resources. Land shall be set aside for development of a commemoration site at a publicly accessible place located within the Gateway development area (potentially the Gateway Park at the Bay Bridge touchdown peninsula). The commemoration site should include relocated physical elements of the OARB Historic District, along with appropriate monument(s) to memorialize the contributions of civilians and the military in the Bay Area to all wars. • An appropriate location shall be set aside for development of a commemoration site. The commemoration site shall be at a publicly accessible place. It may be located within or adjacent to any historic district contributor buildings that are preserved on a permanent basis (see Mitigation Measure 4.6-16). If that is not feasible, another potential location is within or near to the Gateway Park. • A design plan for the commemoration site shall be prepared, and shall include the design of monuments and the selection of appropriate relocated physical elements from the OARB, potentially including relocated structures or portions of structures to be included in the site. The City and the Port shall identify structures and/or portions of structures to be preserved or moved to the commemoration site prior to demolition. • The master planning process should involve the City and the Port, the public and interested historical and veterans groups, historic experts, and other public agencies. • Implementation of the commemoration site master plan may be phased along with the timing of new development.	Actions/schedule TBD by Vertical Construction/Lease team. See Project Manual, Sections 5.4 and 5.5.	Prior to approval of PUD.	City/Port			X		X

TABLE 1

Standard Conditions of Approval/Mitigation Monitoring and Reporting Program

Standard Conditions of Approval/Mitigation Measures	Execution/Monitoring Action	Mitigation Implementation/ Monitoring		Phase				
		Schedule	Responsibility	Design & Pre- Construction (horizontal)	Construction (horizontal)	Design & Pre- Construction (vertical)	Construction (vertical)	Operations
<ul style="list-style-type: none"> The master plan shall include an endowment to be funded by the City and the Port, or their designee, for on-going maintenance and replacement and may also include curator costs associated with commemoration site and with trail signage, exhibits, and design elements as described below. The City and the Port shall develop an ongoing outreach program informing the public of the importance of the OARB to the community and the region, and of the existence of the commemorative site. 								
<p>Mitigation Measure 4.6-3: The City shall ensure the commemoration site is linked to the Gateway Park and the Bay Trail via a public access trail. Within the Gateway development area, this trail may be located along the shoreline. Beyond the Gateway, the trail would follow the new alignment of Maritime Street, connecting to 7th Street, which connects to the Port’s Middle Harbor Shoreline Park and other existing and planned trail segments.</p> <ul style="list-style-type: none"> The design and development of this on-site trail shall include a series of interpretive panels, exhibits and design elements that communicate the scope and historical significance of Base activities and their impact on the community throughout the life of the Base. A brochure shall be developed and made available describing the history of the Army Base that could be used as a self-guided tour, related to the interpretive panels and exhibits described above. 	<p>Actions/schedule TBD by Vertical Construction/Lease team. See Project Manual, Sections 5.4 and 5.5.</p>	Prior to approval of PUD.	City/Port			X		X
<p>Mitigation Measure 4.6-5: The City, Port, and OARB sub-district developers shall fund on a fair share basis collaboration with “military.com” or a similar military history web site.</p> <ul style="list-style-type: none"> The parties shall fund development of an interactive web page to be provided to military.com or other web-based organization where former military personnel can be connected to the OARB documentation. A list of list of draftees/enlistees processed through the OARB during WWII and the Korean and Vietnam Wars may be an element of such a site. 	<p>Actions/schedule TBD by Vertical Construction/Lease team. See Project Manual, Sections 5.4 and 5.5.</p>	Prior to issuance of a building permit.	City/Port					X
<p>Mitigation Measure 4.6-7: If determined of significant historical educational value by the Oakland Landmarks Preservation Advisory Board and the Oakland Heritage Alliance, the City, Port, and OARB sub-district developers shall fund on a fair share basis distribution of copies of “A Job Well Done” documentary video published by the Army.</p> <p>The Army has produced a television broadcast-quality video documentary that describes the mission and historical significance of the OARB. This documentary is not widely distributed, and has not been viewed by the Oakland Landmarks Preservation Advisory Board or the Oakland Heritage Alliance. This documentary is currently available to the public, but is not widely distributed. This mitigation measure will ensure that the documentary is widely distributed and made available to a larger audience interested in the history of the Base. It will also offset the modification and/or destruction of many of the historic buildings on the base, preserve their images, and provide a description of their function and role to the interested public. Copies of the video shall be distributed to: the Oakland History Room, Oakland Public Library, Bancroft Library, University of California; the Port of Oakland Archives; local public schools and libraries; and local public broadcasting stations. Funding shall also be used to copy this video onto more permanent archive-stable medium such as a CD.</p>	<p>Actions/schedule TBD by Vertical Construction/Lease team. See Project Manual, Sections 5.4 and 5.5.</p>	Prior to issuance of a building permit.	City/Port					X

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<p>Mitigation Measure 4.6-10: The City, Port, and OARB sub-district developers shall fund on a fair share basis production of a brochure describing history and architectural history of the OARB.</p> <ul style="list-style-type: none"> The brochure shall be distributed to local libraries and schools, and be made available to the public at select pick-up and drop-off locations along the Bay Trail to be used for self-guided tours. This brochure shall build upon the previously completed historical documentation produced by the Port of Oakland, the Navy, and the Army for previous projects and on the original research completed for preparation of the Historical Resource Documentation Program and book. This brochure shall will document the history of the redevelopment area and provide references to where more detailed information about the Base may be found. 	<p>Actions/schedule TBD by Vertical Construction/Lease team. See Project Manual, Sections 5.4 and 5.5.</p>	Prior to issuance of a building permit	City/Port					X
<p>SCA CULT-1: Archaeological Resources:</p> <p>a) Pursuant to CEQA Guidelines section 15064.5 (f), “provisions for historical or unique archaeological resources accidentally discovered during construction” should be instituted. Therefore, in the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant and/or lead agency shall consult with a qualified archaeologist or paleontologist to assess the significance of the find. If any find is determined to be significant, representatives of the project proponent and/or lead agency and the qualified archaeologist would meet to determine the appropriate avoidance measures or other appropriate measure, with the ultimate determination to be made by the City of Oakland. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and a report prepared by the qualified archaeologist according to current professional standards.</p> <p>b) In considering any suggested measure proposed by the consulting archaeologist in order to mitigate impacts to historical resources or unique archaeological resources, the project applicant shall determine whether avoidance is necessary and feasible in light 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) shall be instituted. Work may proceed on other parts of the project site while measure for historical resources or unique archaeological resources is carried out.</p> <p>c) Should an archaeological artifact or feature be discovered on-site during project construction, all activities within a 50-foot radius of the find would be halted until the findings can be fully investigated by a qualified archaeologist to evaluate the find and assess the significance of the find according to the CEQA definition of a historical or unique archaeological resource. If the deposit is determined to be significant, the project applicant and the qualified archaeologist shall meet to determine the appropriate avoidance measures or other appropriate measure, subject to approval by the City of Oakland, which shall assure implementation of appropriate measure measures recommended by the archaeologist. Should archaeologically-significant materials be recovered, the qualified archaeologist shall recommend appropriate analysis and treatment, and shall prepare a report</p>	<p>See Project Manual, Section 5.1. Developer, its Contractor/subcontractors, and/or its consultant will:</p> <ul style="list-style-type: none"> Halt all activities shall within a 50-foot radius of discovery of prehistoric or historic subsurface cultural resources, contact a qualified archaeologist or paleontologist to review discovery, and immediately notify the City. Determine avoidance measures and/or further actions in consultation with City and a qualified archaeologist or paleontologist. Provide a secure storage site for any discovery-related materials. <p>Developer and/or its Contractor will perform periodic inspections to confirm compliance.</p>	Ongoing throughout demolition, grading, and/or construction.	City/Port		X		X	

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<p>on the findings for submittal to the Northwest Information Center.</p> <p>d) Require storage (curation) of recovered materials, such as artifacts and soil samples, and records generated by an archaeological study in a facility that allows access to the materials.</p>								
<p>SCA CULT-3: Paleontological Resources: In the event of an unanticipated discovery of a paleontological resource during construction, excavations within 50 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified paleontologist (per Society of Vertebrate Paleontology standards [SVP 1995,1996]). The qualified paleontologist shall document the discovery as needed, evaluate the potential resource, and assess the significance of the find under the criteria set forth in Section 15064.5 of the CEQA Guidelines. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If the City determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of the project on the qualities that make the resource important, and such plan shall be implemented. The plan shall be submitted to the City for review and approval.</p>	<p>See Project Manual, Section 5.1. Developer, its Contractor/subcontractors, and/or its consultant will:</p> <ul style="list-style-type: none"> • Halt all activities shall within a 50-foot radius of discovery of prehistoric or historic subsurface cultural resources, contact a qualified archaeologist or paleontologist to review discovery, and immediately notify the City. • Determine avoidance measures and/or further actions in consultation with City and a qualified archaeologist or paleontologist. • Provide a secure storage site for any discovery-related materials. <p>Developer and/or its Contractor will perform periodic inspections to confirm compliance.</p>	Ongoing throughout demolition, grading, and/or construction.	City/Port		X		X	
<p>SCA CULT-2: Human Remains: In the event that human skeletal remains are uncovered at the project site during construction or ground-breaking activities, all work shall immediately halt and the Alameda County Coroner shall be contacted to evaluate the remains, and following the procedures and protocols pursuant to Section 15064.5 (e)(1) of the CEQA Guidelines. If the County Coroner determines that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code, and all excavation and site preparation activities shall cease within a 50-foot radius of the find until appropriate arrangements are made. 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.</p>	<p>See Project Manual, Section 5.2. Developer, its Contractor/subcontractors, and/or its consultant will:</p> <ul style="list-style-type: none"> • Halt all activities upon discovery of human skeletal remains, contact the Alameda County Coroner to review discovery, and immediately notify the City. • Cease all activities shall within a 50-foot radius of discovery if the County Coroner determines that the remains are Native American, until appropriate arrangements are made. <p>Developer and/or its Contractor will work closely with the City and Coroner to ensure proper treatment and appropriate measures in recovery of discoveries.</p>	Ongoing throughout demolition, grading, and/or construction	City/Port		X		X	
GEOLOGY AND SOILS								
<p>SCA GEO-2: Soils Report: A preliminary soils report for each construction site within the project area shall be required as part of this project and submitted for review and approval by the Building Services Division. The soils reports shall be based, at least in part, on information obtained from on-site testing. Specifically the minimum contents of the report should include:</p> <p>A. Logs of borings and/or profiles of test pits and trenches:</p> <p>a) The minimum number of borings acceptable, when not used in combination with test pits or trenches, shall be two (2), when in the opinion of the Soils Engineer such borings shall be sufficient to establish a soils profile suitable for the design of all the footings, foundations, and retaining structures.</p> <p>b) The depth of each boring shall be sufficient to provide adequate design criteria for all proposed structures.</p> <p>c) All boring logs shall be included in the soils report.</p> <p>B. Test pits and trenches</p>	<p>See Project Manual, Section 6.1.</p> <ul style="list-style-type: none"> • A geotechnical and soils report has been completed (Berlogar, Stevens, and Associates, March 7, 2012, Updated Master Plan Level Geotechnical Investigation Report). • A supplemental peer review of this report has been completed (Kleinfelder, February 8, 2013, Interim Results of Geotechnical Analyses of Consolidation Settlement). 	Prior to issuance of demolition, grading or building permit	City/Port	X			X	

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<p>a) Test pits and trenches shall be of sufficient length and depth to establish a suitable soils profile for the design of all proposed structures.</p> <p>b) Soils profiles of all test pits and trenches shall be included in the soils report.</p> <p>C. A plat shall be included which shows the relationship of all the borings, test pits, and trenches to the exterior boundary of the site. The plat shall also show the location of all proposed site improvements. All proposed improvements shall be labeled.</p> <p>D. Copies of all data generated by the field and/or laboratory testing to determine allowable soil bearing pressures, shear strength, active and passive pressures, maximum allowable slopes where applicable and any other information which may be required for the proper design of foundations, retaining walls, and other structures to be erected subsequent to or concurrent with work done under the grading permit.</p> <p>E. Soils Report. A written report shall be submitted which shall include, but is not limited to, the following:</p> <p>a) Site description;</p> <p>b) Local and site geology;</p> <p>c) Review of previous field and laboratory investigations for the site;</p> <p>d) Review of information on or in the vicinity of the site on file at the Information Counter, City of Oakland, Office of Planning and Building;</p> <p>e) Site stability shall be addressed with particular attention to existing conditions and proposed corrective attention to existing conditions and proposed corrective actions at locations where land stability problems exist;</p> <p>f) Conclusions and recommendations for foundations and retaining structures, resistance to lateral loading, slopes, and specifications, for fills, and pavement design as required;</p> <p>g) Conclusions and recommendations for temporary and permanent erosion control and drainage. If not provided in a separate report they shall be appended to the required soils report;</p> <p>h) All other items which a Soils Engineer deems necessary;</p> <p>i) The signature and registration number of the Civil Engineer preparing the report.</p> <p>F. The Director of Planning and Building may reject a report that she/he believes is not sufficient. The Director of Planning and Building may refuse to accept a soils report if the certification date of the responsible soils engineer on said document is more than three years old. In this instance, the Director may be require that the old soils report be recertified, that an addendum to the soils report be submitted, or that a new soils report be provided.</p>								
<p>SCA-GEO-3: Geotechnical Report:</p> <p>a) A site-specific, design level, landslide or liquefaction geotechnical investigation for each construction site within the project area shall be required as part of this project and submitted for review and approval by the Building Services Division. Specifically:</p> <p>i. Each investigation shall include an analysis of expected ground motions at the site from identified faults. The analyses shall be accordance with applicable City ordinances and polices, and consistent with the most recent</p>	<p>See Project Manual, Section 6.1.</p> <ul style="list-style-type: none"> • A geotechnical and soils report has been completed (Berlogar, Stevens, and Associates, March 7, 2012, Updated Master Plan Level Geotechnical Investigation Report). • A supplemental peer review of this report has been completed (Kleinfelder, February 8, 2013, Interim Results of Geotechnical Analyses of Consolidation Settlement). <p>Developer, its Contractor/subcontractors, and/or its consultant will submit</p>	<p>Prior to issuance of demolition, grading or building permit</p>	<p>City/Port</p>	<p>X</p>		<p>X</p>		

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		Schedule	Responsibility	Design & Pre- Construction (horizontal)	Construction (horizontal)	Design & Pre- Construction (vertical)	Construction (vertical)	Operations
<p>version of the California Building Code, which requires structural design that can accommodate ground accelerations expected from identified faults.</p> <p>ii. The investigations shall determine final design parameters for the walls, foundations, foundation slabs, surrounding related improvements, and infrastructure (utilities, roadways, parking lots, and sidewalks).</p> <p>iii. The investigations shall be reviewed and approved by a registered geotechnical engineer. All recommendations by the project engineer, geotechnical engineer, shall be included in the final design, as approved by the City of Oakland.</p> <p>iv. The geotechnical report shall include a map prepared by a land surveyor or civil engineer that shows all field work and location of the “No Build” zone. The map shall include a statement that the locations and limitations of the geologic features are accurate representations of said features as they exist on the ground, were placed on this map by the surveyor, the civil engineer or under their supervision, and are accurate to the best of their knowledge.</p> <p>v. Recommendations that are applicable to foundation design, earthwork, and site preparation that were prepared prior to or during the project’s design phase, shall be incorporated in the project.</p> <p>vi. Final seismic considerations for the site shall be submitted to and approved by the City of Oakland Building Services Division prior to commencement of the project.</p> <p>vii. A peer review is required for the Geotechnical Report. Personnel reviewing the geologic report shall approve the report, reject it, or withhold approval pending the submission by the applicant or subdivider of further geologic and engineering studies to more adequately define active fault traces.</p> <p>b) Tentative Tract or Parcel Map approvals shall require, but not be limited to, approval of the Geotechnical Report.</p>	<p>additional Geotechnical Investigation Reports to the City Building Services Division for review and approval if applicable.</p>							
<p>Mitigation 4.13-1: Redevelopment elements shall be designed in accordance with criteria established by the International Building Code (IBC), soil investigation and construction requirements established in the Oakland General Plan, the Bay Conservation and Development Commission Safety of Fill Policy, and wharf design criteria established by the Port or City of Oakland (depending on the location of the wharf).</p> <p>The IBC requires structures in the San Francisco Bay Area to be designed to withstand a ground acceleration of 0.4 g or the most current standard. A licensed engineer should monitor construction activities to ensure that the design and construction criteria are followed.</p> <p>The Health and Safety element of the Oakland General Plan requires a soils and geologic report be submitted to the Department of Public Works (DPW) prior to the issuance of any building permit. The Oakland General Plan also requires all structures of three or more stories to be supported on pile foundations that penetrate Bay Mud deposits, and to be anchored in firm, non-compressible materials unless geotechnical findings indicate a more appropriate design. The General Plan also provides for the identification and evaluation of existing structural hazards and abatement of those hazards to acceptable levels of risk.</p> <p>To comply with the BCDC safety of fill policy, the plans and specifications for the</p>	<p>Actions/schedule TBD by Horizontal Construction/Vertical Construction team.</p> <p>Confirm Project plans comply with the IBC, Oakland General Plan, Bay Conservation and Development Commission Safety of Fill Policy, and Port or City of Oakland wharf design criteria.</p>	<p>Prior to issuance of demolition, grading or building permit</p>	<p>City/Port</p>	<p>X</p>		<p>X</p>		

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Standard Conditions of Approval/Mitigation Monitoring and Reporting Program

Standard Conditions of Approval/Mitigation Measures	Execution/Monitoring Action	Mitigation Implementation/ Monitoring		Phase				
		Schedule	Responsibility	Design & Pre- Construction (horizontal)	Construction (horizontal)	Design & Pre- Construction (vertical)	Construction (vertical)	Operations
<p>placement of Bay fill will be submitted to the BCDC Engineering Criteria Review Board for review and approval.</p> <p>The Port of Oakland has developed wharf design criteria to be used in the design, construction, reconstruction, and repairs of existing and future wharf structures, except in the event that current engineering practice requires adjustments or modification of the wharf design criteria. All construction associated with New Berth 21 must adhere to the wharf design criteria established by the Port of Oakland. A licensed engineer should monitor construction activities to ensure that the design and construction criteria are followed.</p> <p>The City shall adopt wharf design criteria and apply them to any wharf in the City's jurisdiction.</p>								
<p>Mitigation 4.13-2: Redevelopment elements shall be designed and constructed in accordance with requirements of a site-specific geotechnical evaluation. Site-specific geotechnical, soils, and foundation investigation reports shall be prepared by a licensed geotechnical or soil engineer experienced in construction methods on fill materials in an active seismic area. The reports shall provide site-specific construction methods and recommendations regarding grading activities, fill placement, compaction, foundation construction, drainage control (both surface and subsurface), and seismic safety. Designers and contractors shall comply with recommendations in the reports. A licensed geotechnical or soil engineer shall monitor earthwork and construction activities to ensure that recommended site-specific construction methods are followed.</p> <p>The Oakland General Plan requires all structures of three or more stories to be supported on pile foundations that penetrate Bay Mud deposits and to be anchored in firm, non-compressible materials unless geotechnical findings indicate a more appropriate design. The General Plan also provides for the identification and evaluation of existing structural hazards and abatement of those hazards to acceptable levels of risk.</p>	<p>Actions/schedule TBD by Horizontal Construction/Vertical Construction team. See Project Manual, Section 6.1.</p> <ul style="list-style-type: none"> A geotechnical and soils report has been completed (Berlogar, Stevens, and Associates, March 7, 2012, Updated Master Plan Level Geotechnical Investigation Report). A supplemental peer review of this report has been completed (Kleinfelder, February 8, 2013, Interim Results of Geotechnical Analyses of Consolidation Settlement). <p>Developer, its Contractor/subcontractors, and/or its consultant will submit additional Geotechnical Investigation Reports to the City Building Services Division for review and approval if applicable, and confirm Project plans comply with the Oakland General Plan and in accordance with the site-specific Geotechnical Investigation Reports.</p>	<p>Prior to issuance of demolition, grading or building permit, and ongoing throughout demolition, grading, and/or construction.</p>	City/Port	X	X	X	X	
<p>SCA GEO-1: Erosion and Sedimentation Control Plan:</p> <p>Prior to issuance of a demolition, grading, or building permit.</p> <p>A. The project applicant shall obtain a grading permit if required by the Oakland Grading Regulations pursuant to Section 15.04.660 of the Oakland Municipal Code. The grading permit application shall include an erosion and sedimentation control plan for review and approval by the Building Services Division. 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 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</p>	<p>See Project Manual, Sections 6.2 and 9.1.</p> <p>Developer, its Contractor, and/or its consultant will:</p> <ul style="list-style-type: none"> Prevent excessive storm water runoff. Utilize as appropriate short-term erosion control planning, waterproof slope covering, check dams, interceptor ditches, benches, storm drains, dissipation structures, diversion dikes, retarding berms and barriers, storm water retention basins, and devices to trap, store, and filter sediment. Update the Erosion and Sedimentation Control Plan as conditions change. Ensure that the storm drain system is cleared of debris and/or sediment throughout construction activities. Inspect the storm drain system when construction is complete. Submit pre-removal survey to City for review and approval. Prohibit grading between October 15 and April 15 unless written authorization is obtained from the City Building Services Division. <p>Developer and/or its Contractor will perform periodic inspections to confirm compliance.</p>	<p>Prior to issuance of a demolition, grading, or building permit; and ongoing throughout demolition, grading, and/or construction activities (refer to SCA language to the left).</p>	City/Port		X		X	

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Standard Conditions of Approval/Mitigation Monitoring and Reporting Program

Standard Conditions of Approval/Mitigation Measures	Execution/Monitoring Action	Mitigation Implementation/ Monitoring		Phase				
		Schedule	Responsibility	Design & Pre- Construction (horizontal)	Construction (horizontal)	Design & Pre- Construction (vertical)	Construction (vertical)	Operations
volumes shall be included, if required by the Director of Development or designee. 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. Ongoing throughout and construction activities B. The project applicant shall implement the approved erosion and sedimentation plan. No grading shall occur during the wet weather season (October 15 through April 15) unless specifically authorized in writing by the Building Services Division.								
Mitigation 4.13-4: The project applicant shall thoroughly review available building and environmental records. The City and Port shall keep a record of, and the designer shall review, available plans, and facility, building, and environmental records in order to identify underground utilities and facilities, so that these may be either avoided or incorporated into design as relevant.	Confirm building and environmental records have been reviewed.	Prior to issuance of demolition, grading or building permit; and on-going	City/Port	X		X		
Mitigation 4.13-5: The developer shall perform due diligence, including without limitation, retaining the services of subsurface utility locators and other technical experts prior to any ground-disturbing activities. The contractor shall utilize Underground Service Alert or other subsurface utility locators to identify and avoid underground utilities and facilities during construction of redevelopment elements. The contractor shall keep a record of its contacts regarding underground features, and shall make these records available to the City or Port upon request. This condition shall be enforced through contract specification.	Developer, its Contractor, and/or its consultant will: <ul style="list-style-type: none"> Notify Underground Service Alert (USA) at least 48 hours in advance of any excavation. Notify CalTrans and the Port at least 48 hours in advance of any excavation activity. Mark excavation area of interest with white paint prior to utility owner’s arrival onsite. Developer and/or its Contractor will perform periodic inspections to confirm compliance.	Prior to issuance of demolition, grading or building permit, and ongoing throughout demolition, grading, and/or construction.	City/Port		X		X	
GREENHOUSE GAS EMISSIONS								
SCA GCC-1: Greenhouse Gas (GHG) Reduction Plan: The project applicant shall retain a qualified air quality consultant to develop a Greenhouse Gas (GHG) Reduction Plan for City review and approval. The applicant shall implement the approved GHG Reduction Plan. The goal of the GHG Reduction Plan shall be to increase energy efficiency and reduce GHG emissions by at least 20 percent, with a goal of 36 percent below the project’s “adjusted” baseline GHG emissions (as explained below) to help achieve the City’s goal of reducing GHG emissions. The GHG Reduction Plan shall include, at a minimum, (a) a detailed GHG emissions inventory for the project under a “business-as-usual” scenario with no consideration of project design features, or other energy efficiencies, (b) an “adjusted” baseline GHG emissions inventory for the project, taking into consideration energy efficiencies included as part of the project (including the City’s Standard Conditions of Approval, proposed mitigation measures, project design features, and other City requirements), (c) a comprehensive set of quantified <u>additional</u> GHG reduction measures available to further reduce GHG emissions beyond the adjusted GHG emissions, and (d) 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. Specifically, the applicant/sponsor shall adhere to the following: a) GHG Reduction Measures Program. Prepare and submit to the City Planning	Actions/schedule TBD by Vertical Construction/Lease team. See Project Manual, Section 7. Will be documented in: <ul style="list-style-type: none"> Greenhouse Gas Reduction Plan 	Prior to approval of PUD.	City, Port			X		X

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Standard Conditions of Approval/Mitigation Monitoring and Reporting Program

Standard Conditions of Approval/Mitigation Measures	Execution/Monitoring Action	Mitigation Implementation/ Monitoring		Phase				
		Schedule	Responsibility	Design & Pre- Construction (horizontal)	Construction (horizontal)	Design & Pre- Construction (vertical)	Construction (vertical)	Operations
<p>Director or his/her designee for review and approval a GHG Reduction Plan that specifies and quantifies GHG reduction measures that the project will implement by phase.</p> <p>Potential 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 Document (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.</p> <p>The proposed GHG reduction measures must be reviewed and approved by the City Planning Director or his/her designee. 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 "offset carbon credits," pursuant to item "b" below).</p> <p>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 Air Basin; (4) off-site within the State of California; then (5) elsewhere in the United States.</p> <p>b) Offset Carbon Credits Guidelines. For GHG reduction measures involving the purchase of offset carbon credits, evidence of the payment/purchase shall be submitted to the City Planning Director or his/her designee for review and approval prior to completion of the project (or prior to completion of the project phase, if the project includes more one phase).</p> <p>As with preferred locations for the implementation of all GHG reductions measures, the preference for offset 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; (3) within the State of California; then (4) elsewhere in the United States. The cost of offset carbon credit purchases shall be based on current market value at the time purchased and shall be based on the Project's operational emissions estimated in the GHG Reduction Plan or subsequent approved emissions inventory, which may result in emissions that are higher or lower than those estimated in the GHG Reduction Plan.</p> <p>c) Plan Implementation and Documentation. 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. For operational GHG reduction measures to be incorporated into the project, the measures shall be implemented on an indefinite and ongoing basis beginning at the time of project completion (or at the completion of the project phase for phased projects).</p> <p>For physical GHG reduction measures to be incorporated into off-site projects, the measures shall be included on drawings and submitted to the City Planning Director or his/her designee for review and approval and then installed prior to completion of the subject project (or prior to completion of the project phase for</p>								

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Standard Conditions of Approval/Mitigation Measures	Execution/Monitoring Action	Mitigation Implementation/ Monitoring		Phase				
		Schedule	Responsibility	Design & Pre- Construction (horizontal)	Construction (horizontal)	Design & Pre- Construction (vertical)	Construction (vertical)	Operations
<p>phased projects). For operational GHG reduction measures to be incorporated into off-site projects, the measures shall be implemented on an indefinite and ongoing basis beginning at the time of completion of the subject project (or at the completion of the project phase for phased projects).</p> <p>d) Compliance, Monitoring and Reporting. Upon City review and approval of the GHG Reduction Plan program by phase, the applicant/sponsor 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.</p> <p>Implementation of the GHG reduction measures and related requirements shall be ensured through the project applicant/sponsor's 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/sponsor shall prepare each year of the useful life of the project an Annual GHG Emissions Reduction Report (Annual Report), subject to the City Planning Director or his/her designee for review and approval. The Annual Report shall be submitted to an independent reviewer of the City Planning Director's or his/her designee's choosing, to be paid for by the project applicant/sponsor (see <i>Funding</i>, below), within two months of the anniversary of the Certificate of Occupancy. 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 baseline emissions reported in the GHG Plan.</p> <p>The GHG Reduction Plan shall be considered fully attained when project emissions are 36 percent below the project's "adjusted" baseline GHG emissions, as confirmed by the City Planning Director or his/her designee through an established monitoring program unless the applicant demonstrates it is infeasible to achieve the 36 percent goal. Monitoring and reporting activities will continue at the City's discretion, as discussed below.</p> <p>e) Funding. Within two months after the Certificate of Occupancy, the project applicant/sponsor shall fund an escrow-type account or endowment fund to be used exclusively for preparation of Annual Reports and review and evaluation by the City Planning Director or his/her designee, or its selected peer reviewers. The escrow-type account shall be initially funded by the project applicant/sponsor in an amount determined by the City Planning Director or his/her designee and shall be replenished by the project applicant/sponsor so that the amount does not fall below an amount determined by the City Planning Director or his/her designee. The mechanism of this account shall be mutually agreed upon by the project applicant/sponsor and the City Planning Director or his/her designee, including the ability of the City to access the funds if the project applicant/sponsor is not complying with the GHG Reduction Plan requirements, and/or to reimburse the City for its monitoring and enforcement costs.</p>								

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Standard Conditions of Approval/Mitigation Measures	Execution/Monitoring Action	Mitigation Implementation/ Monitoring		Phase				
		Schedule	Responsibility	Design & Pre- Construction (horizontal)	Construction (horizontal)	Design & Pre- Construction (vertical)	Construction (vertical)	Operations
<p>f) 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/sponsor 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/sponsor shall then implement the approved Corrective GHG Action Plan.</p> <p>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/owner fails to submit a report at the times described above, or if the reports do not meet City requirements outlined above, the City Planning Director or his/her designee may, in addition to its other remedies, (a) assess the project applicant/sponsor 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, altered or additional conditions of approval imposed.</p> <p>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.</p> <p>In determining whether a financial penalty or other remedy is appropriate, the City shall not impose a penalty if the project applicant/sponsor has made a good faith effort to comply with the GHG Reduction Plan.</p> <p>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.</p> <p>g) Timeline Discretion and Summary. The City Planning Director or his/her designee 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.</p> <ul style="list-style-type: none"> •Fund Escrow-type Account for City Review: Certificate of Occupancy plus 2 months •Submit Baseline Inventory of “Actual Adjusted Emissions”: Certificate of Occupancy plus 1 year •Submit Annual Report #1: Certificate of Occupancy plus 2 years •Submit Corrective GHG Action Plan (if needed): Certificate of Occupancy plus 4 years (based on findings of Annual Report #3) •Post Attainment Annual Reports: Minimum every 3 years and at the City Planning Director’s or his/her designee’s reasonable discretion 								

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		Schedule	Responsibility	Design & Pre- Construction (horizontal)	Construction (horizontal)	Design & Pre- Construction (vertical)	Construction (vertical)	Operations
HAZARDS AND HAZARDOUS MATERIALS								
<p>SCA HAZ-1: Best Management Practices for Soil and Groundwater Hazards The project applicant shall implement all of the following Best Management Practices (BMPs) regarding potential soil and groundwater hazards.</p> <p>a) Soil generated by construction activities shall be stockpiled onsite in a secure and safe manner or if designated for off-site disposal at a permitted facility, the soil shall be loaded, transported and disposed of in a safe and secure 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 agencies laws, in particular, the Regional Water Quality Control Board (RWQCB) and/or the Alameda County Department of Environmental Health (ACDEH) and policies of the City of Oakland. The excavation, on-site management, and off-site disposal of soil from Project areas within the OARB shall follow the DTSC-approved RAP/RMP.</p> <p>b) Groundwater pumped from the subsurface shall be contained onsite 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 of the City of Oakland, the RWQCB and/or the ACDEH. The on-site management and off-site disposal of groundwater extracted from Project areas within the OARB shall follow the DTSC-approved RAP/RMP for Project areas within the OARB. Engineering controls shall be utilized, which include impermeable barriers to prohibit groundwater and vapor intrusion into the building (pursuant to the Standard Condition of Approval regarding Radon or Vapor Intrusion from Soil and Groundwater Sources.</p> <p>c) Prior to issuance of any demolition, grading, or building permit, the applicant shall submit for review and approval by the City of Oakland, written verification that the appropriate federal, state or county oversight authorities, including but not limited to the RWQCB and/or the ACDEH, have granted all required clearances and confirmed that the all applicable standards, regulations and conditions for all previous contamination at the site. The applicant also shall provide evidence from the City's Fire Department, Office of Emergency Services, indicating compliance with the Standard Condition of Approval requiring a Site Review by the Fire Services Division pursuant to City Ordinance No. 12323, and compliance with the Standard Condition of Approval requiring a Phase I and/or Phase II Reports.</p>	<p>See Project Manual, Section 8. Developer, its Contractor, and/or its consultant will:</p> <ul style="list-style-type: none"> • Comply with the RAP/RMP and Soils Management Plan. • Stockpile soil in a secure and safe manner. • Profile soil prior to reuse or disposal. • Load, transport, and dispose of soil in a secure and safe manner and in accordance with applicable local, state, and federal laws, regulations, and/or policies. • Contain groundwater pumped onsite in a secure and safe manner. • Use engineering controls to prohibit groundwater entry and vapor intrusion into buildings. • Dispose of soil and groundwater not suitable for reuse only at permitted facilities. • Obtain all required clearances for previous site contamination from local and state oversight agencies. <p>Developer and/or its Contractor will perform periodic inspections to confirm compliance.</p>	Ongoing throughout demolition, grading, and/or construction activities.	City/Port		X		X	
<p>SCA HAZ-2: Hazards Best Management Practices: The project applicant and construction contractor shall ensure Best Management Practices (BMPs) are implemented as part of construction to minimize the potential negative effects to groundwater and soils. These shall include the following:</p> <p>a) Follow manufacture's recommendations on use, storage, and disposal of chemical products used in construction;</p> <p>b) Avoid overtopping construction equipment fuel gas tanks;</p> <p>c) During routine maintenance of construction equipment, properly contain and</p>	<p>See Project Manual, Sections 8.1, 8.3, and 9.1. Developer, its Contractor, and/or its consultant will:</p> <ul style="list-style-type: none"> • Comply with the RAP/RMP and Soils Management Plan. • Prepare a Project Storm Water Pollution Prevention Plan that includes site hazardous materials and waste management BMPs, proper procedures for storing and handling construction materials onsite, and cleanup measures for accidental releases. • Collect environmental samples if suspected contamination, abandoned drums, 	Prior to and ongoing throughout demolition, grading, and/or construction.	City/Port		X		X	

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<p>remove grease and oils;</p> <p>d) Properly dispose of discarded containers of fuels and other chemicals.</p> <p>e) Ensure that construction would not have a significant impact on the environment or pose a substantial health risk to construction workers and the occupants of the proposed development. Soil sampling and chemical analyses of samples shall be performed to determine the extent of potential contamination beneath all USTs, elevator shafts, clarifiers, and subsurface hydraulic lifts when on-site demolition, or construction activities would potentially affect a particular development or building.</p> <p>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 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 notification of regulatory agency(ies) and implementation of the actions described in the City's Standard Conditions of Approval (and DTSC-approved RAP/RMP for Project area within the OARB), as necessary, to identify the nature and extent of contamination. Work shall not resume in the area(s) affected until the measures have been implemented under the oversight of the City or regulatory agency, as appropriate.</p>	<p>USTs, elevator shafts, clarifiers, or subsurface hydraulic lifts are encountered during construction, and immediately notify the City.</p> <ul style="list-style-type: none"> Prepare task-specific Health and Safety Plans for construction activities in areas with known or suspected contamination. Follow recommendations provided by a qualified environmental consultant for the profiling, handling, treating, transportation, and/or disposal of any other materials classified as potentially hazardous waste. Prepare a Hazardous Materials Business Plan if hazardous materials or waste will be handled or stored in quantities subject to State reporting requirements. <p>Developer and/or its Contractor will perform periodic inspections to confirm compliance.</p>							
<p>SCA HAZ-3: Hazardous Materials Business Plan: The project applicant shall submit a Hazardous Materials Business Plan for review and approval by Fire Prevention Bureau, Hazardous Materials Unit. Once approved this plan shall be kept on file with the City and will be updated as applicable. The purpose of the Hazardous Materials Business Plan is to ensure that employees are adequately trained to handle the materials and provides information to the Fire Services Division should emergency response be required. The Hazardous Materials Business Plan shall include the following:</p> <p>a) The types of hazardous materials or chemicals stored and/or used on site, such as petroleum fuel products, lubricants, solvents, and cleaning fluids.</p> <p>b) The location of such hazardous materials.</p> <p>c) An emergency response plan including employee training information.</p> <p>d) A plan that describes the manner in which these materials are handled, transported and disposed.</p>	<p>See Project Manual, Section 8.1. Developer, its Contractor, and/or its consultant will:</p> <ul style="list-style-type: none"> Prepare a Hazardous Materials Business Plan if hazardous materials or waste will be handled or stored in quantities subject to State reporting requirements. <p>Developer and/or its Contractor will perform periodic inspections to confirm compliance during construction phases.</p>	Prior to issuance of a business license.	City/Port					X
<p>SCA HAZ-7: Other Materials Classified as Hazardous Waste: If other materials classified as hazardous waste by State or federal law are present, the project applicant shall submit written confirmation to Fire Prevention Bureau, Hazardous Materials Unit that all State and federal laws and regulations shall be followed when profiling, handling, treating, transporting and/or disposing of such materials.</p>	<p>See Project Manual, Sections 8.1 and 8.3. Developer, its Contractor/subcontractors, and/or its consultant will:</p> <ul style="list-style-type: none"> Follow recommendations provided by a qualified environmental consultant for the profiling, handling, treating, transportation, and/or disposal of any other materials classified as potentially hazardous waste. 	Prior to issuance of any demolition, grading or building permit; and ongoing throughout demolition, grading, and/or construction	City/Port		X		X	
<p>Mitigation 4.7-3: Implement RAP/RMP as approved by DTSC, and if future use</p>	<p>Developer, its Contractor, and/or its consultant will comply with the RAP/RMP.</p>	Prior to issuance	City/Port	X	X	X	X	X

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		Schedule	Responsibility	Design & Pre- Construction (horizontal)	Construction (horizontal)	Design & Pre- Construction (vertical)	Construction (vertical)	Operations
proposals include uses not identified in the Reuse Plan and incorporated into the RAP/RMP or if future amendments to the remediation requirements are proposed, obtain DTSC and, as required, City approval.	Additional actions/schedule, if required, TBD by Lease Team, City, and/or Port.	of any demolition, grading or building permit; and on-going						
<p>Mitigation 4.7-4: For the project areas not covered by the DTSC-approved RAP/RMP, investigate potentially contaminated sites; if contamination is found, assess potential risks to human health and the environment, prepare and implement a cleanup plan for DTSC or RWQCB approval, prepare and implement a Risk Management Plan and prepare and implement a Site Health and Safety Plan prior to commencing work. Since implementation of the RAP/RMP approved by DTSC is proposed as part of the project for the OARB, and the RAP/RMP requires remediation to be fully protective of human health and the environment for the proposed future uses of the OARB, no further mitigation is required for the OARB unless either (1) future use proposals include those that were not identified in the Reuse Plan and incorporated into the RAP/RMP or (2) future amendments are proposed to the remediation requirements included in the approved RAP/RMP. In either of these two circumstances, required remediation includes obtaining the DTSC and, as required, City approval, for proposed changes in full conformance with applicable legal requirements including but not limited to the HSAA and CEQA.</p> <p>Specific contaminants and concentrations may vary across the redevelopment project area. Nevertheless, the types of impacts expected, and therefore, the general response actions and approaches to mitigation would be consistent throughout the redevelopment project area. With respect to the OARB and as described in greater detail above, the process across the redevelopment project area would mirror the RAP/RMP process that is already underway at the OARB. With respect to the OARB sub-district, pursuant to HSAA Chapter 6.8, the OBRA has proposed a RAP/RMP. The OBRA's remedial goal is to remediate soil and groundwater contamination consistent with the City of Oakland ULR Program 10⁻⁵ remedy with appropriate land use restrictions. This RAP/RMP must be approved by DTSC, which has the legal discretion to impose remedies falling within the 10⁻⁴ and 10⁻⁶ risk range.</p> <p>For the other sub-districts and areas not included in the DTSC-approved RAP/RMP, prior to beginning redevelopment-related activities, potentially affected areas shall be investigated, potentially including additional studies or site characterization activities, as required by the regulatory agencies (DTSC or RWQCB). Once contaminated areas are identified, potential human health risks from contaminants of concern based upon realistic future land use shall be assessed, health risk-based and environmental risk-based cleanup goals shall be established, and a determination regarding the need for additional site assessment work shall be made.</p> <p>The potential risks associated with affected areas shall be assessed in accordance with regulatory agency guidance and approvals and may result in remediation requirements. Such cleanup plans shall address each area where soil or groundwater is contaminated above ULR goals could be encountered during redevelopment. The clean up plan, the names of which vary based on the type and source of contamination and the legal framework for the particular oversight agency, shall specify measures to be taken to protect workers and the public from exposure to potential contamination</p>	The City and/or Port will investigate potentially contaminated sites not covered by the RAP/RMP and perform follow-on actions as appropriate.	Prior to issuance of any demolition, grading or building permit; and on-going	City/Port	X	X	X	X	X

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and certify that the proposed remediation measures, including removal, disposal, stabilization and/or institutional controls are protective of human health and the environment and implemented in accordance with federal, state and local requirements. Additionally, a Risk Management Plan may be required by the oversight agency to address site redevelopment activities and operations and provide an enforcement structure to be in place during and post-construction. Finally, a Site Health and Safety Plan shall be prepared in accordance with the OSHA and Cal/OSHA regulations. Off-hauling of contamination shall comply with applicable laws, and construction hours shall be limited as provided for in SCA NOI-1 through SCA NOI-6 in order to prevent night-time glare. Additionally, potential odor impact measures, and dust or other nuisance conditions from remediation-related truck traffic is provided for in Mitigation Measure 4.3-13, and safety concerns are addressed in Mitigation Measure 4.9-3.								
Mitigation 4.7-5: For the project areas not covered by the DTSC-approved RAP/RMP, remediate soil and groundwater contamination consistent with the City of Oakland ULR [Urban Land Redevelopment] Program and other applicable laws and regulations. The City of Oakland ULR Program has determined that reducing the target risk level to 1x10 ⁻⁵ for commercial or industrial land uses in combination with appropriate institutional controls would reduce the risk to future residents, employees, and visitors to less than significant. Within the OARB area covered by the DTSC-approved RAP/RMP, implementation will result in avoidance of any potentially significant impact to future commercial/industrial/maritime/utility workers, and site visitors. Moreover, the measures required for the areas not covered by the DTSC-approved RAP/RMP, (Measure 4.7-4) would evaluate and control potential human health risks from contaminants of concern in the redevelopment project area and will sufficiently address this potential impact. In addition, Mitigation Measures 4.14-1 and 4.14-2, which prohibit the installation of groundwater wells for any purpose other than construction de-watering and remediation and require that even for construction de-watering and remediation use of those wells be minimized, will reduce the potential for contaminants to migrate to other underlying ground aquifers, thus lessening the impact to future residents, employees and visitors to less than significant.	The City and/or Port will remediate contaminated sites not covered by the RAP/RMP in accordance with the City of Oakland ULR Program and perform follow-on actions as appropriate.	Prior to issuance of any demolition, grading or building permit; and on-going	City/Port	X	X	X	X	X
Mitigation 4.7-9: For above-ground and underground storage tanks (ASTs/USTs) on the OARB, implement the RAP/RMP.	Developer, its Contractor/subcontractors, and/or its consultant will perform periodic inspections to confirm compliance with the RAP/RMP during construction phases.	Prior to issuance of any demolition, grading or building permit; and on-going throughout demolition, grading, and/or construction	City/Port		X			
Mitigation 4.7-11: For LBP-impacted ground on the OARB, implementation of RAP/RMP to be approved by DTSC as part of the project will result in avoidance of this potentially significant impact. For the remainder of the development project area, sampling shall be performed on soil or paved areas around buildings that are known or suspected to have LBP, and the safety precautions and work practices specified in	Developer, its Contractor/subcontractors, and/or its consultant will perform periodic inspections to confirm compliance with the RAP/RMP and Project Site Safety and Health Program during construction phases.	Prior to issuance of any demolition, grading or building permit;	City/Port		X			

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government regulations shall be followed.		and on-going throughout demolition, grading, and/or construction						
Mitigation 4.7-16: Oil-filled electrical equipment in the redevelopment project area that has not been surveyed shall be investigated prior to the equipment being taken out of service to determine whether PCBs are present. Equipment found to contain PCBs should be part of an ongoing monitoring program. Surface and subsurface contamination from any PCB equipment shall be investigated and remediated in compliance with applicable laws and regulations.	See Project Manual, Sections 8.2 and 8.3. Developer, its Contractor/subcontractors, and/or its consultant will: <ul style="list-style-type: none"> • Prepare task-specific Health and Safety Plans for construction activities in areas with known or suspected contamination. • Follow recommendations provided by a qualified environmental consultant for the profiling, handling, treating, transportation, and/or disposal of any other materials classified as potentially hazardous waste. Developer, its Contractor/subcontractors, and/or its consultant will perform periodic inspections to confirm compliance with the RAP/RMP and Project Site Safety and Health Program during construction phases.	Prior to issuance of any demolition, grading or building permit; and on-going during operations; Ongoing throughout demolition, grading, and/or construction	City/Port		X			
Mitigation 4.7-17: PCB-containing or PCB-contaminated equipment taken out of service shall be handled and disposed in compliance with applicable laws and regulations. Equipment filled with dielectric fluid (oil) including transformers, ballast, etc. containing more than 5 ppm PCBs is considered a hazardous waste in California	See Project Manual, Sections 8.2 and 8.3. Developer, its Contractor/subcontractors, and/or its consultant will: <ul style="list-style-type: none"> • Prepare task-specific Health and Safety Plans for construction activities in areas with known or suspected contamination. • Follow recommendations provided by a qualified environmental consultant for the profiling, handling, treating, transportation, and/or disposal of any other materials classified as potentially hazardous waste. Developer, its Contractor/subcontractors, and/or its consultant will perform periodic inspections to confirm compliance with the RAP/RMP and Project Site Safety and Health Program during construction phases.	Prior to issuance of any demolition, grading or building permit; and on-going during operations; Ongoing throughout demolition, grading, and/or construction	City/Port		X			
HYDROLOGY AND WATER QUALITY								
SCA HYD-1: Stormwater Pollution Prevention Plan (SWPPP): The project applicant must obtain coverage under the General Construction Activity Storm Water Permit (General Construction Permit) issued by the State Water Resources Control Board (SWRCB). The project applicant must file a notice of intent (NOI) with the SWRCB. The project applicant will be required to prepare a stormwater pollution prevention plan (SWPPP) and submit the plan for review and approval by the Building Services Division. At a minimum, the SWPPP shall include a description of construction materials, practices, and equipment storage and maintenance; a list of pollutants likely to contact stormwater; site-specific erosion and sedimentation control practices; a list of provisions to eliminate or reduce discharge of materials to stormwater; Best Management Practices (BMPs), and an inspection and monitoring program. Prior to the issuance of any construction-related permits, the project applicant shall submit to the Building Services Division a copy of the SWPPP and evidence of submittal of the	See Project Manual, Section 9.1. Developer and/or its Contractor will: <ul style="list-style-type: none"> • Prepare a construction SWPPP signed by a Qualified SWPPP Developer (QSD). • File a NOI with the SWRCB. • Submit SWPPP to the Water Board and City for review and approval. • File a NOT with the SWRCB at the completion of construction. On behalf of the Developer and/or its Contractor, a QSP will perform periodic inspections to confirm compliance.	Prior to and ongoing throughout demolition, grading, and/or construction activities.	City/Port		X		X	

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NOI to the SWRCB. Implementation of the SWPPP shall start with the commencement of construction and continue through the completion of the project. After construction is completed, the project applicant shall submit a notice of termination to the SWRCB.								
<p>Mitigation 4.15-1: Prior to in-water construction, the contractor shall prepare a water quality protection plan acceptable to the RWQCB, including site-specific best management practices for protection of Bay waters, and shall implement this plan during construction.</p> <p>BMPs to effectively control turbidity and/or contaminant suspension and migration would be site-specific. They may include, and are not limited to, the following:</p> <ul style="list-style-type: none"> • Use environmental or clamshell dredges or hydraulic cutterhead dredges designed to reduce release of solids. • Reduce or eliminate overflow of decant water from barges used to transport material. • Use silt curtains or other specialized equipment to reduce dispersion of material during dredging and filling operations. 	<p>See Project Manual, Sections 4.4 and 9.1.</p> <p>Developer and/or its Contractor will:</p> <ul style="list-style-type: none"> • Submit a water quality protection plan to the Water Board and install/utilize BMPs to protect the San Francisco Bay prior to in-water construction. • Control turbidity and/or contaminant suspension/migration by using environmental or clamshell or hydraulic cutterhead dredges, reducing or eliminating overflow of decant water from barges, and/or using silt curtains to reduce dispersion. <p>On behalf of the Developer and/or its Contractor, a QSP will perform periodic inspections to confirm compliance during construction phases.</p>	Prior to issuance of any demolition, grading or building permit; and on-going during operations; Ongoing throughout demolition, grading, and/or construction	City/Port		X If applicable		X	
<p>Mitigation 4.15-2: Contractors and developers shall comply with all permit conditions from the Corps, RWQCB and BCDC.</p> <p>This measure shall be enforced on Contractors by contract specifications.</p>	Developer and/or its Contractor will comply with all permit conditions. Developer, its Contractor, and/or its consultant will perform periodic inspections to confirm subcontractor compliance during construction phases.	Prior to issuance of any demolition, grading or building permit; and on-going during operations; Ongoing throughout demolition, grading, and/or construction	City/Port	X	X	X	X	X
<p>SCA HYD-2: Post-Construction Stormwater Management Plan: The applicant shall comply with the requirements of Provision C.3 of the National Pollutant Discharge Elimination System (NPDES) permit issued to the Alameda Countywide Clean Water Program. The applicant shall submit with the application for a building permit (or other construction-related permit) a completed Construction-Permit-Phase Stormwater Supplemental Form to the Building Services Division. The project drawings submitted for the building permit (or other construction-related permit) shall contain a stormwater management plan, for review and approval by the City, to manage stormwater run-off and to limit the discharge of pollutants in stormwater after construction of the project to the maximum extent practicable.</p> <p>a) The post-construction stormwater management plan shall include and identify the following:</p> <ol style="list-style-type: none"> All proposed impervious surface on the site; Anticipated directional flows of on-site stormwater runoff; and Site design measures to reduce the amount of impervious surface area and directly connected impervious surfaces; and 	<p>Actions/schedule TBD by Horizontal/Vertical Construction/Lease team.</p> <p>See Project Manual, Section 9.2.</p> <p>Developer and/or its Contractor will:</p> <ul style="list-style-type: none"> • Prepare a post-construction Storm Water Management Plan in compliance with the NPDES permit issued to the Alameda Countywide Clean Water Program. • Submit a Construction-Permit-Phase Stormwater Supplemental Form to the City for review and approval. • Incorporate appropriate planting materials for storm water treatment in the Project landscape and irrigation plans. • Demonstrate compliance with the City's Alternative Compliance Program. 	Prior to issuance of building permit (or other construction-related permit). Prior to final permit inspection, the applicant shall also implement the approved stormwater management plan.	City/Port	X		X		X

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<p>iv. Source control measures to limit the potential for stormwater pollution;</p> <p>v. Stormwater treatment measures to remove pollutants from stormwater runoff; and</p> <p>vi. Hydromodification management measures so that post-project stormwater runoff does not exceed the flow and duration of pre-project runoff, if required under the NPDES permit.</p> <p>b) The following additional information shall be submitted with the post-construction stormwater management plan:</p> <p>i. Detailed hydraulic sizing calculations for each stormwater treatment measure proposed; and</p> <p>ii. Pollutant removal information demonstrating that any proposed manufactured/mechanical (i.e., non-landscape-based) stormwater treatment measure, when not used in combination with a landscape-based treatment measure, is capable of removing the range of pollutants typically removed by landscape-based treatment measures and/or the range of pollutants expected to be generated by the project.</p> <p>All proposed stormwater treatment measures shall incorporate appropriate planting materials for stormwater treatment (for landscape-based treatment measures) and shall be designed with considerations for vector/mosquito control. Proposed planting materials for all proposed landscape-based stormwater treatment measures shall be included on the landscape and irrigation plan for the project. The applicant is not required to include on-site stormwater treatment measures in the post-construction stormwater management plan if he or she secures approval from Planning and Zoning of a proposal that demonstrates compliance with the requirements of the City's Alternative Compliance Program.</p>								
<p>SCA HYD-3: Maintenance Agreement for Stormwater Treatment Measures: For projects incorporating stormwater treatment measures, the applicant shall enter into the "Standard City of Oakland Stormwater Treatment Measures Maintenance Agreement," in accordance with Provision C.3.e of the NPDES permit, which provides, in part, for the following:</p> <p>i. The 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</p> <p>ii. Legal access to the on-site stormwater treatment measures for representatives of the City, the local vector control district, and staff of the 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 agreement shall be recorded at the County Recorder's Office at the applicant's expense.</p>	<p>Actions/schedule TBD by Vertical Construction/Lease team.</p>	<p>Prior to final zoning inspection.</p>	<p>City/Port</p>					<p>X</p>
<p>SCA HYD-4: Stormwater and Sewer: Confirmation of the capacity of the City's surrounding stormwater and sanitary sewer system and state of repair shall be completed by a qualified civil engineer with funding from the project applicant. The project applicant shall be responsible for the necessary stormwater and sanitary sewer infrastructure improvements to accommodate the proposed project. In addition, the</p>	<p>Actions/schedule TBD by Horizontal/Vertical Construction/Lease team.</p>	<p>Prior to completing the final design for the project's sewer service.</p>	<p>City/Port</p>	<p>X</p>		<p>X</p>		

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applicant shall be required to pay additional fees to improve sanitary sewer infrastructure if required by the Sewer and Stormwater Division. Improvements to the existing sanitary sewer collection system shall specifically include, but are not limited to, mechanisms to control or minimize increases in infiltration/inflow to offset sanitary sewer increases associated with the proposed project. To the maximum extent practicable, the applicant will be required to implement Best Management Practices to reduce the peak stormwater runoff from the project site. Additionally, the project applicant shall be responsible for payment of the required installation or hook-up fees to the affected service providers.								
<p>Mitigation 4.15-5: Post-construction controls of stormwater shall be incorporated into the design of new redevelopment elements to reduce pollutant loads. NPDES permitting requires that BMPs to control post-construction stormwater be implemented to the maximum extent practicable. Analysis of anticipated runoff volumes and potential effects to receiving water quality from stormwater shall be made for specific redevelopment elements, and site-specific BMPs shall be incorporated into design. BMPs shall be incorporated such that runoff volume from 85 percent of average annual rainfall at a development site is pre-treated prior to its discharge from that site, or a pre-treated volume in compliance with RWQCB policy in effect at the time of design.</p> <p>Non-structural BMPs may include and are not limited to good housekeeping and other source control measures, such as the following:</p> <ul style="list-style-type: none"> • Stencil catch basins and inlets to inform the public they are connected to the Bay; • Sweep streets on a regular schedule; • Use and dispose of paints, solvents, pesticides, and other chemicals properly; • Keep debris bins covered; and • Clean storm drain catch basins and properly dispose of sediment. <p>Structural BMPs may include and are not limited to the following:</p> <ul style="list-style-type: none"> • Minimize impervious areas directly connected to storm sewers; • Include drainage system elements in design as appropriate such as: <ul style="list-style-type: none"> o infiltration basins o detention/retention basins o vegetated swales (biofilters) o curb/drop inlet protection. 	<p>Actions/schedule TBD by Horizontal/Vertical Construction/Lease team. See Project Manual, Section 9.2. Developer and/or its Contractor will:</p> <ul style="list-style-type: none"> • Install/utilize site-specific BMPs to control post-construction storm water such that runoff representing 85% average rainfall is pretreated prior to discharge from that site (or pretreated in compliance with Water Board policy in effect at time of design). 	Prior to issuance of building permit (or other construction-related permit).	City/Port	X		X		
<p>Mitigation 4.14-1: Installation of groundwater extraction wells into the shallow water-bearing zone or Merritt Sand aquifer for any purpose other than construction de-watering and remediation, including monitoring, shall be prohibited. Implementation of this measure would prevent saltwater from being drawn into the aquifer and potentially causing fresh water to become brackish or saline. Limiting extraction of shallow groundwater and groundwater from the Merritt Sand unit will prevent potential impacts to existing study area groundwater resources.</p>	<p>Confirm in Project plans:</p> <ul style="list-style-type: none"> • Except for temporary construction dewatering (including wick drains), no shallow groundwater extraction wells are allowed. <p>Developer and/or its Contractor will perform periodic inspections to confirm compliance during construction phases.</p>	Prior to issuance of building permit (or other construction-related permit); and during operations; Ongoing throughout demolition, grading, and/or construction	City/Port		X		X	X
<p>Mitigation 4.14-2: Extraction of groundwater for construction de-watering or</p>	<p>Developer and/or its Contractor will perform periodic inspections to confirm the</p>	Prior to issuance	City/Port		X		X	X

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remediation, including monitoring, shall be minimized where practicable; if extraction will penetrate into the deeper aquifers, than a study shall be conducted to determine whether contaminants of concern could migrate into the aquifer; if so, extraction shall be prohibited in that location. Implementation of this measure would prevent unnecessary extraction of groundwater and prohibit its extraction where contaminants of concern could migrate into deeper aquifers; therefore it will help avoid or reduce the potential migration of contaminants. The City and Port shall ensure that groundwater extraction, other than for remediation or construction dewatering, is minimized where practicable in the redevelopment project area.	following actions: <ul style="list-style-type: none"> Minimize groundwater extraction for construction dewatering, remediation, and/or monitoring. Perform hydrogeologic analysis and execute appropriate professional practices for deeper extraction wells to prevent contaminant migration. Developer and/or its Contractor will perform periodic inspections to confirm compliance during construction phases.	of building permit (or other construction-related permit); and during operations; Ongoing throughout demolition, grading, and/or construction.						
Mitigation 4.15-6: Site-specific design and best management practices shall be implemented to prevent runoff of recycled water to receiving waters. Design of subsequent redevelopment activities shall ensure recycled water does not leave the site and enter receiving waters. Best management practices shall be implemented to prevent runoff of recycled water. These BMPs may be either structural or non-structural in nature and may include but are not limited to the following: <ul style="list-style-type: none"> Preventing recycled water from escaping designated use areas through the use of: <ul style="list-style-type: none"> berms detention/retention basins vegetated swales (biofilters) Not allowing recycled water to be applied to irrigation areas when soils are saturated. Plumbing portions of irrigation systems adjacent to receiving waters with potable water. 	Actions/schedule TBD by Horizontal/Vertical Construction/Lease team. See Project Manual, Section 9.2. Developer and/or its Contractor will: <ul style="list-style-type: none"> Design measures or install/utilize site-specific BMPs to prevent recycled water runoff into receiving waters. Developer and/or its Contractor will perform periodic inspections to confirm compliance during construction phases.	Prior to issuance of building permit (or other construction-related permit).	City/Port	X		X		X
NOISE								
SCA NOI-1: Days/Hours of Construction Operation: The project applicant shall require construction contractors to limit standard construction activities as follows: a) Construction activities are limited to between 7:00 a.m. and 7:00 p.m. Monday through Saturday, except that barging and unloading of soil shall be allowed 24 hours per day, 7 days per week for about 15 months. b) Any construction activity proposed to occur outside of the standard hours of 7:00 a.m. to 7:00 p.m. Monday through Saturday for special activities (such as concrete pouring which may require more continuous amounts of time) shall be evaluated on a case by case basis, with criteria including the proximity of residential uses and a consideration of resident’s preferences for whether the activity is acceptable if the overall duration of construction is shortened and such construction activities shall only be allowed with the prior written authorization of the Building Services Division. The project applicant shall also submit an air quality report prepared by a qualified professional evaluating the air quality impacts of the special activities, if the duration of each activity exceeds 6 months. c) No construction activity shall take place on Sundays or Federal holidays,	See Project Manual, Section 3.1.3.1. Developer and/or its Contractor will specify in the Project Plans, install signage, and perform periodic inspections, including gate checks, to confirm the following actions: <ul style="list-style-type: none"> Construction activities will be conducted Monday through Saturday from 7:00 am to 7:00 pm. Sunday and holiday hours will be from 7:00 am to 4:00 pm with prior City approval. 	Ongoing throughout demolition, grading, and/or construction.	City/Port		X		X	

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<p>except as noted above.</p> <p>d) 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.</p> <p>e) Applicant shall use temporary power poles instead of generators where feasible.</p>								
<p>SCA NOI-2: Noise Control: To reduce noise impacts due to construction, the project applicant shall require construction contractors to implement a site-specific noise reduction program, subject to the Planning and Zoning Division and the Building Services Division review and approval, which includes the following measures:</p> <p>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).</p> <p>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, <u>if such jackets are commercially available</u> and this could achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever such procedures are available and consistent with construction procedures.</p> <p>c) Stationary noise sources shall be located as far from adjacent receptors as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or use other measures as determined by the City to provide equivalent noise reduction.</p> <p>d) The noisiest phases of construction shall be limited to less than 10 days at a time. Exceptions may be allowed if the City determines an extension is necessary and all available noise reduction controls are implemented.</p>	<p>See Project Manual, Section 10. Developer and/or its Contractor will specify in the Project Plans, install signage, and perform periodic inspections to confirm the following actions:</p> <ul style="list-style-type: none"> • Use BACTs for noise control on construction equipment and trucks. • Use hydraulically or electrically powered impact tools. • Use exhaust mufflers when pneumatically powered tools are imperative. • Locate stationary noise sources as far from receptors as possible. • Limit the noisiest phases of construction to periods of no more than 10 consecutive days. • Comply with decibel levels and other aspects of the City of Oakland Noise Ordinance. 	Ongoing throughout demolition, grading, and/or construction.	City/Port		X		X	
<p>SCA NOI-3: Noise Complaint Procedures: Prior to the issuance of each building permit, along with the submission of construction documents, the project applicant shall submit to the Building Services Division a list of measures to respond to and track complaints pertaining to construction noise. These measures shall include:</p> <p>a) A procedure and phone numbers for notifying the Building Services Division staff and Oakland Police Department; (during regular construction hours and off-hours);</p> <p>b) A sign posted on-site pertaining with permitted construction days and hours and complaint procedures and who to notify in the event of a problem. The sign shall also include a listing of both the City and construction contractor's telephone numbers (during regular construction hours and off-hours);</p> <p>c) The designation of an on-site construction complaint and enforcement manager for the project;</p>	<p>See Project Manual, Section 10. Developer and/or its Contractor will perform periodic inspections to confirm the following actions:</p> <ul style="list-style-type: none"> • Hold a pre-construction meeting and inspection to verify noise control measures. • Post signage and enforce noise requirements. Take corrective action to remedy complaints no more than 48 hours after receiving the complaint. • Notify neighbors and occupants within 300 feet at least 30 days in advance of extreme noise generating activities. 	Ongoing throughout demolition, grading, and/or construction.	City/Port		X		X	

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		Schedule	Responsibility	Design & Pre-Construction (horizontal)	Construction (horizontal)	Design & Pre-Construction (vertical)	Construction (vertical)	Operations
<p>d) Notification of neighbors and occupants within 300 feet of the project construction area at least 30 days in advance of extreme noise generating activities about the estimated duration of the activity; and</p> <p>e) A preconstruction meeting shall be held with the job inspectors and the general contractor/on-site project manager to confirm that noise measures and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed.</p>								
<p>SCA NOI-6: Pile Driving and Other Extreme Noise Generators: To further reduce potential pier drilling, pile driving and/or other extreme noise generating construction impacts greater than 90dBA, a set of site-specific noise attenuation measures shall be completed under the supervision of a qualified acoustical consultant. Prior to commencing construction, a plan for such measures shall be submitted for review and approval by the Planning and Zoning Division and the Building Services Division to ensure that maximum feasible noise attenuation will be achieved. This plan shall be based on the final design of the project. A third-party peer review, paid for by the project applicant, may be required to assist the City in evaluating the feasibility and effectiveness of the noise reduction plan submitted by the project applicant. <u>The criterion for approving the plan shall be a determination that maximum feasible noise attenuation will be achieved.</u> A special inspection deposit is required to ensure compliance with the noise reduction plan. The amount of the deposit shall be determined by the Building Official, and the deposit shall be submitted by the project applicant concurrent with submittal of the noise reduction plan. The noise reduction plan shall include, but not be limited to, an evaluation of implementing the following measures. These attenuation measures shall include as many of the following control strategies as applicable to the site and construction activity:</p> <p>a) Erect temporary plywood noise barriers around the construction site, particularly along on sites adjacent to residential buildings;</p> <p>b) 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;</p> <p>c) Utilize noise control blankets on the building structure as the building is erected to reduce noise emission from the site;</p> <p>d) 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</p> <p>e) Monitor the effectiveness of noise attenuation measures by taking noise measurements.</p>	<p>See Project Manual, Section 10. Developer, its Contractor, and/or its consultant will:</p> <ul style="list-style-type: none"> • Hire a qualified acoustical consultant to prepare a Noise Reduction Plan. • Submit Noise Reduction Plan to City for review and approval. <p>Developer and/or its Contractor will perform periodic inspections to confirm compliance.</p>	Ongoing throughout demolition, grading, and/or construction.	City/Port		X		X	
<p>SCA NOI-4: Interior Noise: If necessary to comply with the interior noise requirements of the City of Oakland’s General Plan Noise Element and achieve an acceptable interior noise level, noise reduction in the form of sound-rated assemblies (i.e., windows, exterior doors, and walls), and/or other appropriate features/measures, shall be incorporated into project building design, based upon recommendations of a qualified acoustical engineer and submitted to the Building Services Division for review and approval prior to issuance of building permit. Final recommendations for sound-rated</p>	<p>Actions/schedule TBD by Vertical Construction/Lease team. If applicable, confirm in Project plans:</p> <ul style="list-style-type: none"> • Compliance with interior noise requirements of the City’s General Plan Noise Element. 	Prior to issuance of a building permit and Certificate of Occupancy.	City/Port			X	X If applicable	

TABLE 1

Standard Conditions of Approval/Mitigation Monitoring and Reporting Program

Standard Conditions of Approval/Mitigation Measures	Execution/Monitoring Action	Mitigation Implementation/ Monitoring		Phase				
		Schedule	Responsibility	Design & Pre- Construction (horizontal)	Construction (horizontal)	Design & Pre- Construction (vertical)	Construction (vertical)	Operations
assemblies, and/or other appropriate features/measures, will depend on the specific building designs and layout of buildings on the site and shall be determined during the design phases. Written confirmation by the acoustical consultant, HVAC or HERS specialist, shall be submitted for City review and approval, prior to Certificate of Occupancy (or equivalent) that: a) Quality control was exercised during construction to ensure all air-gaps and penetrations of the building shell are controlled and sealed; and b) Demonstrates compliance with interior noise standards based upon performance testing of a sample unit. c) Inclusion of a Statement of Disclosure Notice in the CC&R's on the lease or title to all new tenants or owners of the units acknowledging the noise generating activity and the single event noise occurrences. Potential features/measures to reduce interior noise could include, but are not limited to, the following: i) Installation of an alternative form of ventilation in all units identified in the acoustical analysis as not being able to meet the interior noise requirements due to adjacency to a noise generating activity, filtration of ambient make-up air in each unit and analysis of ventilation noise if ventilation is included in the recommendations by the acoustical analysis. ii) Prohibition of Z-duct construction.								
SCA NOI-5: Operational Noise-General: Noise levels from the activity, property, or any mechanical equipment on site shall comply with the performance standards of Section 17.120 of the Oakland Planning Code and Section 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 Planning and Zoning Division and Building Services.	Actions/schedule TBD by Vertical Construction/Lease team.	Ongoing	City/Port			X		X
PUBLIC OUTREACH								
PUBLIC SERVICES								
SCA PSU-1: Underground Utilities: The project applicant shall submit plans for review and approval by the Building Services Division and the Public Works Agency, and other relevant agencies as appropriate that show all fire alarm conduits and similar facilities placed underground. The new facilities shall be placed underground along the project applicant's street frontage and from the project applicant's structures to the point of service. The plans shall show all fire water service and fire alarm facilities installed in accordance with standard specifications of the serving utilities.	Actions/schedule TBD by Horizontal Construction/Vertical Construction team.	Prior to issuance of a building permit.	City/Port	X	X	X	X	
SCA PSU-2: Fire Safety Phasing Plan: The project applicant shall submit a separate fire safety phasing plan to the Planning and Zoning Division and Fire Services Division for their review and approval. The fire safety plan shall include all of the fire safety features incorporated into the project and the schedule for implementation of the features. Fire Services Division may require changes to the plan or may reject the plan if it does not adequately address fire hazards associated with the project as a whole or the individual phase.	Actions/schedule TBD by Horizontal Construction/Vertical Construction/Lease team.	Prior to issuance of a demolition, grading, and/or construction and concurrent with any p-job submittal permit.	City/Port	X	X	X	X	X
Mitigation 4.9-1: The City and Port shall cooperatively investigate the need for, and if	Actions/schedule TBD by Vertical Construction/Lease team.	Pre-operations;	City/Port					X

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Standard Conditions of Approval/Mitigation Monitoring and Reporting Program

Standard Conditions of Approval/Mitigation Measures	Execution/Monitoring Action	Mitigation Implementation/ Monitoring		Phase				
		Schedule	Responsibility	Design & Pre- Construction (horizontal)	Construction (horizontal)	Design & Pre- Construction (vertical)	Construction (vertical)	Operations
<p>required shall fund on a fair-share basis, development and operation of increased firefighting and medical emergency response services via fireboat to serve the OARB sub-district.</p> <p>The City and Port of Oakland will each contribute a fair share toward cooperatively investigating the need for increased firefighting and emergency response services to serve the redevelopment area west of I-880. This investigation shall include consultation with the OES and OFD. Should this investigation conclude, based on detailed redevelopment design, that increased fireboat services are required, the Port and the City shall each fund its fair share to equip and staff fireboat-based services in the OARB sub-district. In addition, as subsequent redevelopment activities occur, the City and Port shall be allowed to develop fee formulae (to recoup initial investment from future development or tenants), as well as a long-term cost-sharing formula (to equitably distribute the cost of continuing operations).</p> <p>The fire facility will be constructed after basic underground infrastructure is constructed, and before any people-attracting subsequent redevelopment activities begin operations.</p>	<p>See Project Manual, Section 12.2. Will be documented in:</p> <ul style="list-style-type: none"> • Emergency Service Program and Emergency Evacuation Plan 	at time Port and Gateway development area employees exceed 2,044 (1995 baseline)						
<p>Mitigation 4.9-2: The Port and City shall work with OES to ensure changes in local area circulation are reflected in the revised Response Concept.</p> <p>The Port and City would provide information to the OES to facilitate that agency's accurate revision of its Response Concept and Annex H. In particular, the City and Port would provide OES information regarding new and proposed project area development, intensification and changes in land uses, realignment of area roadways, and construction of new local circulation facilities.</p>	<p>Actions/schedule TBD by Vertical Construction/Lease team. See Project Manual, Section 12.2. Will be documented in:</p> <ul style="list-style-type: none"> • Emergency Service Program and Emergency Evacuation Plan 	Pre-construction	City/Port	X		X		X
<p>Mitigation 4.9-3: The Port and City shall require developers within their respective jurisdictions to notify OES of their plans in advance of construction or remediation activities.</p> <p>Each developer proposing construction in the redevelopment project area would be required to notify OES prior to initiation of construction, so that OES may plan emergency access and egress taking into consideration possible conflicts or interference during the construction phase. The developer would also be required to notify OES once construction is complete.</p>	<p>The Developer or its Contractor will:</p> <ul style="list-style-type: none"> • Notify California Emergency Management Agency (CalEMA, formerly OES) prior to and at the completion of construction. 	Pre-construction	City/Port		X		X	
TRAFFIC AND TRANSPORTATION								
<p>Mitigation Measure 3.16-1: 7th Street & I-880 Northbound Off-Ramp (#12)². The project sponsor shall fund, prepare, and install the approved plans and improvements:</p> <ul style="list-style-type: none"> • Optimize signal timing (i.e., adjust the allocation of green time for each intersection approach) for the PM peak hour. • Coordinate the signal timing changes at this intersection with the adjacent intersections that are in the same signal coordination group. <p>To implement this measure, the project sponsor shall submit the following to City of Oakland's Transportation Engineering Division and Caltrans for review and approval:</p> <ul style="list-style-type: none"> • Plans, Specifications, and Estimates (PS&E) to modify the intersection. All 	<p>Actions/schedule TBD by Vertical Construction team.</p>	At issuance of first Certificate of Occupancy (CO)	City/Port			X		

² The numbers appearing after the location of the intersection listed refer to Figure 3.16-1 in the IS/Addendum that illustrates the study intersections.

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Standard Conditions of Approval/Mitigation Monitoring and Reporting Program

Standard Conditions of Approval/Mitigation Measures	Execution/Monitoring Action	Mitigation Implementation/ Monitoring		Phase				
		Schedule	Responsibility	Design & Pre- Construction (horizontal)	Construction (horizontal)	Design & Pre- Construction (vertical)	Construction (vertical)	Operations
<p>elements shall be designed to City standards in effect at the time of construction and all new or upgraded signals should include these enhancements. All other facilities supporting vehicle travel and alternative modes through the intersection should be brought up to both City standards and ADA standards (according to Federal and State Access Board guidelines) at the time of construction.</p> <p>Current City Standards call for the elements listed below:</p> <ul style="list-style-type: none"> • 2070L Type Controller • GPS communication (clock) • Accessible pedestrian crosswalks according to Federal and State Access Board guidelines • City Standard ADA wheelchair ramps • Full actuation (video detection, pedestrian push buttons, bicycle detection) • Accessible Pedestrian Signals, audible and tactile according to Federal Access Board guidelines • Countdown Pedestrian Signals • Signal interconnect and communication to City Traffic Management Center for corridors identified in the City's ITS Master Plan for a maximum of 600 feet • Signal timing plans for the signals in the coordination group. 								
<p>Mitigation Measure 3.16-2: San Pablo Ave & Ashby Avenue (#42). To implement this measure, the Project Sponsor shall coordinate with City of Berkeley and Caltrans, and shall fund, prepare, and install the improvements consistent with City of Berkeley and/or Caltrans standards.</p> <ul style="list-style-type: none"> • Optimize signal timing (i.e., adjust the allocation of green time for each intersection approach) for the PM peak hour. • Coordinate the signal timing changes at this intersection with the adjacent intersections that are in the same signal coordination group. 	Actions/schedule TBD by Vertical Construction team.	At issuance of first Certificate of Occupancy (CO)	City/Port			X		
<p>Mitigation Measure 3.16-3: 7th Street & Harrison Street (#18). To implement this measure, the project sponsor shall submit plans specifications and estimates (PS&E) as detailed in Mitigation Measure 3.16-1 that are consistent with the City's standards to City of Oakland's Transportation Engineering Division for review and approval.</p> <ul style="list-style-type: none"> • Optimize signal timing (i.e., adjust the allocation of green time for each intersection approach) for the PM peak hour. • Coordinate the signal timing changes at this intersection with the adjacent intersections that are in the same signal coordination group. <p>The project sponsor shall fund, prepare, and install the approved plans and improvements.</p>	Actions/schedule TBD by Vertical Construction team.	At issuance of first Certificate of Occupancy (CO)	City/Port			X		
<p>Mitigation Measure 3.16-4: 12th Street & Castro Street (#29). To implement this measure, the project sponsor shall submit plans specifications and estimates (PS&E) as detailed in Mitigation Measure 3.16-1 that are consistent with the City's standards to City of Oakland's Transportation Engineering Division for review and approval.</p> <ul style="list-style-type: none"> • Optimize signal timing (i.e., adjust the allocation of green time for each intersection approach) for the PM peak hour. • Coordinate the signal timing changes at this intersection with the adjacent intersections that are in the same signal coordination group. <p>The project sponsor shall fund, prepare, and install the approved plans and</p>	Actions/schedule TBD by Vertical Construction team.	At issuance of first Certificate of Occupancy (CO)	City/Port			X		

TABLE 1

Standard Conditions of Approval/Mitigation Monitoring and Reporting Program

Standard Conditions of Approval/Mitigation Measures	Execution/Monitoring Action	Mitigation Implementation/ Monitoring		Phase				
		Schedule	Responsibility	Design & Pre- Construction (horizontal)	Construction (horizontal)	Design & Pre- Construction (vertical)	Construction (vertical)	Operations
improvements.								
<p>SCA TRANS-1: Parking and Transportation Demand Management: The project sponsor shall pay for and submit for review and approval by the City a Transportation Demand Management (TDM) plan containing strategies to:</p> <ol style="list-style-type: none"> 1. Reduce the amount of traffic generated by new development and the expansion of existing development, pursuant to the City’s police power and necessary in order to protect the public health, safety and welfare. 2. Ensure that expected increases in traffic resulting from growth in employment and housing opportunities in the City of Oakland will be adequately mitigated. 3. Reduce drive-alone commute trips during peak traffic periods by using a combination of services, incentives, and facilities. 4. Promote more efficient use of existing transportation facilities and ensure that new developments are designed in ways to maximize the potential for alternative transportation usage. 5. Establish an ongoing monitoring and enforcement program to ensure that the desired alternative mode use percentages are achieved. <p>The project sponsor shall implement the approved TDM plan. The TDM plan shall include strategies to increase pedestrian, bicycle, transit, and carpool/vanpool use. All four modes of travel shall be considered, and parking management and parking reduction strategies should be included.</p> <p>Actions to consider include the following:</p> <ol style="list-style-type: none"> a) 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, and shower and locker facilities in commercial developments that exceed the requirement. b) Construction of and/or access to bikeways per the Bicycle Master Plan; construction of priority bikeways, onsite signage and bike lane striping. c) 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. d) Installation of amenities such as lighting, street trees, trash receptacles per the Pedestrian Master Plan and any applicable streetscape plan. e) Construction and development of transit stops/shelters, pedestrian access, way finding signage, and lighting around transit stops per transit agency plans or negotiated improvements. f) Direct onsite 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). g) Employees or residents can be provided with a subsidy, 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. h) Provision of ongoing contribution to AC Transit service to the area between the development and nearest mass transit station. If that is not available, an ongoing contribution to an existing area shuttle service between the development and nearest mass transit station. The last option is establishment of a new shuttle service between the development and nearest mass transit station may be 	<p>Actions/schedule TBD by Vertical Construction/Lease team. See Project Manual, Sections 3.3 and 12.1. Will be documented in:</p> <ul style="list-style-type: none"> • Emission Reduction Program for Operations • Transportation Demand Management Plan 	<p><u>For construction:</u> Prior to issuance of first permit related to construction (e.g., demolition, grading, etc.) <u>For operation:</u> Prior to issuance of a final building permit and on-going related to submission of Parking and TDM Plan annual compliance report</p>	City, Port		X If applicable		X	X

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Standard Conditions of Approval/Mitigation Monitoring and Reporting Program

Standard Conditions of Approval/Mitigation Measures	Execution/Monitoring Action	Mitigation Implementation/ Monitoring		Phase				
		Schedule	Responsibility	Design & Pre- Construction (horizontal)	Construction (horizontal)	Design & Pre- Construction (vertical)	Construction (vertical)	Operations
<p>developed. The contribution required for the service (any option) will be based on the cost of the last option.</p> <p>i) Guaranteed ride home program for employees, either through 511.org or through separate program.</p> <p>j) Pre-tax commuter benefits (commuter checks) for employees.</p> <p>k) 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.</p> <p>l) On-site carpooling and/or vanpool program that includes preferential (discounted or free) parking for carpools and vanpools.</p> <p>m) Distribution of information concerning alternative transportation options.</p> <p>n) 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.</p> <p>o) Parking management strategies; including attendant/valet parking and shared parking spaces.</p> <p>p) Requiring tenants to provide opportunities and the ability to work off-site.</p> <p>q) 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.</p> <p>r) 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.</p> <p>The project sponsor shall submit an annual compliance report for review and approval by the City. This report will be reviewed either by City staff (or a peer review consultant, chosen by the City and paid for by the project sponsor). If timely reports are not submitted, the reports indicate a failure to achieve the stated policy goals, or the required alternative mode split is still not achieved, staff will work with the project sponsor to find ways to meet their commitments and achieve trip reduction goals. If the issues cannot be resolved, the matter may be referred to the Planning Commission for resolution. Project sponsors shall be required, as a condition of approval, to reimburse the City for costs incurred in maintaining and enforcing the trip reduction program for the approved project.</p>								
<p>Mitigation 4.3-5: Redevelopment elements shall be designed in accordance with standard design practice and shall be subject to review and approval of the City or Port design engineer.</p> <p>Through design review, the City and/or Port, as applicable, shall ensure the design of roadways, bicycle and pedestrian facilities, parking lots, and other transportation features comply with design standards and disallow design proposals that likely to result in traffic hazards. Any mitigation or redevelopment features that may directly affect Caltrans facilities shall be submitted for review by that agency.</p>	<p>Actions/schedule TBD by Horizontal Construction/Vertical Construction/Lease team.</p>	<p>Prior to approval of PUD.</p>	<p>City/Port</p>	<p>X</p>		<p>X</p>		
<p>Mitigation 4.3-7: The City and the Port shall continue and shall work together to create a truck management plan designed to reduce the effects of transport trucks on local streets. The City and Port shall fund on a fair share basis, implementation of this plan.</p> <p>The truck management plan may include, and is not limited to, the following elements:</p> <ul style="list-style-type: none"> Analyze truck traffic in West Oakland; 	<p>Actions/schedule TBD by Vertical Construction/Lease team.</p> <p>See Project Manual, Sections 3.3 and 12.1.</p> <p>Will be documented in:</p> <ul style="list-style-type: none"> Emission Reduction Program for Operations Transportation Demand Management Plan 	<p>Prior to issuance of a final building permit.</p>	<p>City/Port</p>					<p>X</p>

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		Schedule	Responsibility	Design & Pre- Construction (horizontal)	Construction (horizontal)	Design & Pre- Construction (vertical)	Construction (vertical)	Operations
<ul style="list-style-type: none"> Traffic calming strategies on streets not designated as truck routes designed to discourage truck through travel; Truck driver education programs; Expanded signage, including truck prohibitions on streets not designated as truck routes; Traffic signal timing improvements; Explore the feasibility of truck access to Frontage Road; Roadway and terminal gate design elements to prevent truck queues from impeding the flow of traffic on public streets; and Continue Port funding of two police officers to enforce truck traffic prohibitions on local streets. 								
<p>Mitigation 4.3-8: Provide an emergency service program and emergency evacuation plan using waterborne vessels.</p> <p>The City shall provide emergency access to the OARB sub-district by vessel. The area is currently served by fire boat out of the Jack London Square Fire Station. The City may elect to equip that fire boat with first response medical emergency personnel as well as limited hazardous materials response personnel and equipment (see also Mitigation Measure 4.9-1). Major developers shall fund these improvements on a fair share basis.</p>	<p>Actions/schedule TBD by Vertical Construction/Lease team. See Project Manual, Section 12.2.</p> <p>Will be documented in:</p> <ul style="list-style-type: none"> Emergency Service Program and Emergency Evacuation Plan 	Pre-operations; at time Port and Gateway development area employees exceed 2,044 (1995 baseline).	City/Port					X
<p>With regard to Emergency Access:</p> <p>Mitigation Measure 3.16-15a: The Project Sponsor shall develop, in consultation and coordination with adjacent property owners, including EBMUD, an emergency response plan for the 2012 Army Base Project, which addresses emergency ingress/egress.</p> <p>Mitigation Measure 3.16-15b: The Project Sponsor shall include in the design of West Burma Road turn-outs and turn-arounds at the appropriate locations and dimensions as required by the Fire Department, in order to allow for appropriate ingress and egress of emergency vehicles.</p>	<p>Actions/schedule TBD by Vertical Construction/Lease team. See Project Manual, Section 12.2.</p> <p>Will be documented in:</p> <ul style="list-style-type: none"> Emergency Service Program and Emergency Evacuation Plan 	For MM 3.15-15a: at the time of issuance of the first Certificate of Occupancy (CO); For MM 3.15-15b: prior to approval of the PUD.	City/Port	X If applicable		X		
<p>Mitigation Measure 4.3-10 (Parking Demand Study): The number of parking spaces provided in the project area shall comply with City Code or Port requirements, and/or with recommendations of a developer funded parking demand analysis. Through project review, the City and/or Port shall ensure an adequate supply of parking spaces will be provided. Major redevelopment project area developers shall fund on a fair share basis a project area-wide, or potentially a sub-area specific parking demand study that shall take into consideration the TDM programs and policies developed through the Standard Conditions of Approval and Mitigation and Monitoring Program.</p>	<p>Actions/schedule TBD by Vertical Construction/Lease team.</p>	Prior to issuance of demolition, grading or building permit; or ongoing as specified in SCA ULT-2	City/Port			X		
<p>Mitigation 4.3-9: Redevelopment plans shall conform to City of Oakland or Port development standards with facilities that support transportation alternatives to the single-occupant automobile. Facilities that support transportation alternatives to the single-occupant automobile may include, and are not limited to, bus turnouts, bicycle racks, on-site showers, on-site lockers, and pedestrian and bicycle ways.</p>	<p>Actions/schedule TBD by Horizontal Construction/Vertical Construction/Lease team.</p>	Prior to issuance of first permit related to construction (e.g., demolition, grading, etc.).	City/Port	X		X		
<p>SCA TRANS-2: Construction Traffic and Parking: The project sponsor and construction contractor shall meet with appropriate City of Oakland agencies to determine traffic management strategies to reduce, to the maximum extent feasible, traffic congestion and the effects of parking demand by construction workers during construction of this project (see also SCA TRANS-1, especially "h") and other nearby projects that could be simultaneously under construction. The project sponsor shall develop a construction</p>	<p>See Project Manual, Section 3.1.4.1.</p> <p>The Developer, its Contractor, or its consultant will:</p> <ul style="list-style-type: none"> Prepare a Traffic Control Plan. Provide Traffic Control Plan to EBMUD, the Port, and CalTrans for review and comment no less than 10 days prior to submittal to the City. Incorporate comments and revise plan as appropriate. Submit the Traffic Control Plan to the City for review and approval. 	Prior to the issuance of a demolition, grading or building permit; and ongoing	City, Port		X		X	

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		Schedule	Responsibility	Design & Pre- Construction (horizontal)	Construction (horizontal)	Design & Pre- Construction (vertical)	Construction (vertical)	Operations
<p>management plan. The plan shall be submitted to EBMUD, the Port, and Caltrans for their review and comment ten (10) business days before submittal to the City. The project sponsor shall consider in good faith such comments and revise the plan as appropriate. The revised plan shall be submitted for review and approval by the City's Planning and Zoning Division, the Building Services Division, and the Transportation Services Division. The plan shall include at least the following items and requirements:</p> <p>a) A set of comprehensive traffic control measures, including scheduling of major truck trips and deliveries to avoid peak traffic hours, detour signs if required, lane closure procedures, signs, cones for drivers, and designated construction access routes.</p> <p>b) Notification procedures for adjacent project sponsors and public safety personnel regarding when major deliveries, detours, and lane closures will occur.</p> <p>c) Location of construction staging areas for materials, equipment, and vehicles at an approved location.</p> <p>d) A process for responding to, and tracking, complaints pertaining to construction activity, including identification of an onsite complaint manager. The manager shall determine the cause of the complaints and shall take prompt action to correct the problem. Planning and Zoning shall be informed who the Manager is prior to the issuance of the first permit issued by Building Services.</p> <p>e) Provision for accommodation of pedestrian flow.</p> <p>f) Provision for parking management and spaces for all construction workers to ensure that construction workers do not park in on-street spaces (see also SCA TRANS-1, especially "h").</p> <p>g) Any damage to the street caused by heavy equipment, or as a result of this construction, shall be repaired, at the applicant's 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 issuance of a final inspection of the building permit. All damage that is a threat to public health or safety shall be repaired immediately. The street shall be restored to its condition prior to the new construction as established by the City Building Inspector and/or photo documentation, at the applicant's expense, before the issuance of a Certificate of Occupancy.</p> <p>h) Any heavy equipment brought to the construction site shall be transported by truck, where feasible.</p> <p>i) No materials or equipment shall be stored on the traveled roadway at any time.</p> <p>j) Prior to construction, a portable toilet facility and a debris box shall be installed on the site, and properly maintained through project completion.</p> <p>k) All equipment shall be equipped with mufflers.</p> <p>l) Prior to the end of each work day during construction, the contractor or contractors shall pick up and properly dispose of all litter resulting from or related to the project, whether located on the property, within the public rights-of-way, or properties of adjacent or nearby neighbors.</p> <p>Specifically, to further implement SCA TRANS-2, a traffic construction management analysis was performed which recommended certain improvements to the Adeline/5th and Adeline/3rd Street and Adeline Street intersection, which is discussed under construction impacts of the Traffic and Transportation section of the 2012 OARB Initial Study/Addendum.</p>	<ul style="list-style-type: none"> Schedule major truck trips and deliveries to avoid peak traffic hours. Designate construction access routes, construction staging areas, remediation staging areas, construction and visitor parking areas, and pedestrian walkways. Delineate these areas on Project plans. Notify adjacent property owners and occupants and public safety personnel and erect electronic message boards in advance of major deliveries, detours, and/or lane closures. Survey and document existing conditions prior to construction. Repair damage to streets caused by construction equipment within one week of occurrence unless damage is anticipated to continue. Immediately repair damage that is a threat to public health or safety. Transport heavy equipment to the site by truck/trailer. Require all operators tracking dirt/mud onto public roadways to have a wet power vacuum sweeper present daily during these activities and remove tracked dirt/mud at the end of each day or more frequently if needed. Install construction area entrances at all ingress and egress sites to ensure dirt is kept off of public roads. Draft and implement a Project SWPPP. Required BMPs will be outlined in the SWPPP and enforced with reporting and inspection. Inspect construction area and vicinity daily, and collect and properly dispose of construction-related litter, whether located on the property, within the public rights-of-way, or adjacent properties. Post signage and enforce traffic control measures with reporting and/or inspection. Develop a process for receiving, responding to, and tracking complaints. Assign a Compliance Manager to monitor and facilitate the implementation of mitigation measures. The Contractor will maintain Daily Inspection Logs throughout the Project. All equipment will be equipped with mufflers to reduce pollutants and noise. Developer, its Contractor, and/or its consultant will perform periodic inspections to confirm compliance. 	throughout demolition, grading, and/or construction						

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		Schedule	Responsibility	Design & Pre- Construction (horizontal)	Construction (horizontal)	Design & Pre- Construction (vertical)	Construction (vertical)	Operations
<p>Mitigation 4.3-13: Prior to commencing hazardous materials or hazardous waste remediation, demolition, or construction activities, a Traffic Control Plan (TCP) shall be implemented to control peak hours trips to the extent feasible, assure the safety on the street system and assure that transportation activities are protective of human health, safety, and the environment.</p> <p>Construction and remediation TCPs shall be designed and implemented to reduce to the maximum feasible extent traffic and safety impacts to regional and local roadways. The TCP shall address items including but not limited to: truck routes, street closures, parking for workers and staff, access to the project area and land closures or parking restrictions that may require coordination with and/or approval by the City, the Port and/or Caltrans. The TCP shall be submitted to the City Traffic Engineering and Planning divisions or the Port, as appropriate, for review and approval prior to the issuance of any building, demolition or grading permits. The City and the Port shall coordinate their respective approvals to maximize the effectiveness of the TCP measures. DTSC would have ongoing authority under its Remedial Action Plan/Remedial Monitoring Plan oversight and the Hazardous Substances Account Act to regulate remediation transportation activities, which must be protective of human health, safety and the environment.</p> <p>Remediation and demolition/construction traffic shall be restricted to designated truck routes within the City, and the TCP shall include a signage program for all truck routes serving the site during remediation or demolition/construction. A signage program details the location and type of truck route signs that would be installed during remediation and demolition/construction to direct trucks to and from the project area. Truck access points for entry and exit should be included in the TCP. In addition, as determined by City of Port staff, the developer shall be responsible for repairing any damage to the pavement that is caused by remediation or demolition/construction vehicles for restoring pavement to pre-construction conditions.</p> <p>Remediation and demolition/construction-related trips will be restricted to daytime hours, unless expressly permitted by the City or the Port, and to the extent feasible, trips will be minimized during the a.m. and p.m. peak hours.</p> <p>The TCP shall identify locations for construction/remediation staging. Remediation staging areas are anticipated to be located near construction areas, since remediation will be largely coordinated with redevelopment. In addition, the TCP shall identify and provide off-street parking for remediation and demolition/construction staff to the extent possible throughout all phases of redevelopment. If there is insufficient parking available within walking distance of the site for workers, the developer shall provide a shuttle bus or other appropriate system to transfer workers between the satellite parking areas and remediation or demolition/construction site.</p> <p>The TCP shall also include measures to control dust, requirements to cover all loads to control odors, and provisions for emergency response procedures, health and safety driver education, and accident notification.</p>	<p>See Project Manual, Section 3.1.4.1.</p> <p>The Developer, its Contractor, or its consultant will:</p> <ul style="list-style-type: none"> • Prepare a Traffic Control Plan. Provide Traffic Control Plan to EBMUD, the Port, and CalTrans for review and comment no less than 10 days prior to submittal to the City. Incorporate comments and revise plan as appropriate. • Submit the Traffic Control Plan to the City for review and approval. • Schedule major truck trips and deliveries to avoid peak traffic hours. • Designate construction access routes, construction staging areas, remediation staging areas, construction and visitor parking areas, and pedestrian walkways. Delineate these areas on Project plans. Provide a shuttle to transfer workers from a satellite parking area if there is insufficient parking within walking distance to the construction site. • Notify adjacent property owners and occupants and public safety personnel and erect electronic message boards in advance of major deliveries, detours, and/or lane closures. • Survey and document existing conditions prior to construction. Repair damage to streets caused by construction equipment within one week of occurrence unless damage is anticipated to continue. Immediately repair damage that is a threat to public health or safety. • Draft and implement a Dust Control Plan and Project SWPPP. Required BMPs will be outlined in the SWPPP and enforced with reporting and inspection. • Post signage and enforce traffic control measures with reporting and/or inspection. • Assign a Compliance Manager to monitor and facilitate the implementation of mitigation measures. The Contractor will maintain Daily Inspection Logs throughout the Project. <p>Developer, its Contractor, and/or its consultant will perform periodic inspections to confirm compliance.</p>	Prior to issuance of first permit related to construction (e.g., demolition, grading, etc.)	City, Port		X		X	
<p>Mitigation Measure 3.16-17: West Grand Avenue & I-880 Frontage Road (#2).</p> <ul style="list-style-type: none"> • Optimize signal timing (i.e., adjust the allocation of green time for each intersection approach) for the AM peak hour. • Coordinate the signal timing changes at this intersection with the adjacent 	<p>Actions/schedule TBD by Vertical Construction/Lease team.</p>	At the time of issuance of the first Certificate of Occupancy (CO)	City/Port			X		

TABLE 1

Standard Conditions of Approval/Mitigation Monitoring and Reporting Program

Standard Conditions of Approval/Mitigation Measures	Execution/Monitoring Action	Mitigation Implementation/ Monitoring		Phase				
		Schedule	Responsibility	Design & Pre- Construction (horizontal)	Construction (horizontal)	Design & Pre- Construction (vertical)	Construction (vertical)	Operations
<p>intersections that are in the same signal coordination group.</p> <p>To implement this measure, the project sponsor shall submit plans specifications and estimates (PS&E) as detailed in Mitigation Measure 3.16-1 that are consistent with the City's standards to City of Oakland's Transportation Engineering Division for review and approval.</p> <p>The project sponsor shall fund, prepare, and install the approved plans and improvements.</p>								
<p>Mitigation Measure 3.16-18: San Pablo Ave & Ashby Ave (#42).</p> <ul style="list-style-type: none"> Optimize signal timing (i.e., adjust the allocation of green time for each intersection approach) for the PM peak hour. Coordinate the signal timing changes at this intersection with the adjacent intersections that are in the same signal coordination group. <p>To implement this measure, the project sponsor shall coordinate with the City of Berkeley and Caltrans, and shall fund, prepare, and install the approved plans and improvements.</p>	<p>Actions/schedule TBD by Vertical Construction/Lease team.</p>	<p>At the time of issuance of the first Certificate of Occupancy (CO)</p>	<p>City/Port</p>			<p>X</p>		
<p>Mitigation Measure 3.16-19: West Grand Avenue & Maritime Street (#1).</p> <ul style="list-style-type: none"> Optimize signal timing (i.e., adjust the allocation of green time for each intersection approach) for the PM peak hour. Coordinate the signal timing changes at this intersection with the adjacent intersections that are in the same signal coordination group. <p>To implement this measure, the project sponsor shall submit plans specifications and estimates (PS&E) as detailed in Mitigation Measure 3.16-1 that are consistent with the City's standards to City of Oakland's Transportation Engineering Division for review and approval.</p> <p>The project sponsor shall fund, prepare, and install the approved plans and improvements.</p>	<p>Actions/schedule TBD by Vertical Construction/Lease team.</p>	<p>Mitigation at this intersection may be required by Year 2028. Investigation of the need for this mitigation shall be studied in 2028 and every three years thereafter until 2035 or until the mitigation measure is implemented, whichever occurs first.</p>	<p>City/Port</p>					<p>X</p>
<p>Mitigation Measure 3.16-20: 7th Street & Union Street (#15).</p> <ul style="list-style-type: none"> Optimize signal timing (i.e., adjust the allocation of green time for each intersection approach) for the AM peak hour. Coordinate the signal timing changes at this intersection with the adjacent intersections that are in the same signal coordination group. <p>To implement this measure, the project sponsor shall submit plans specifications and estimates (PS&E) as detailed in Mitigation Measure 3.16-1 that are consistent with the City's standards to City of Oakland's Transportation Engineering Division for review and approval.</p> <p>The project sponsor shall fund, prepare, and install the approved plans and improvements.</p>	<p>Actions/schedule TBD by Vertical Construction/Lease team.</p>	<p>Mitigation at this intersection may be required by Year 2032. Investigation of the need for this mitigation shall be studied in 2032 and every three years thereafter until 2035 or until the mitigation measure is</p>	<p>City/Port</p>					<p>X</p>

TABLE 1

Standard Conditions of Approval/Mitigation Monitoring and Reporting Program

Standard Conditions of Approval/Mitigation Measures	Execution/Monitoring Action	Mitigation Implementation/ Monitoring		Phase				
		Schedule	Responsibility	Design & Pre- Construction (horizontal)	Construction (horizontal)	Design & Pre- Construction (vertical)	Construction (vertical)	Operations
		implemented, whichever occurs first.						
<p>Mitigation Measure 3.16-21: West Grand Avenue & Northgate Avenue (#8).</p> <ul style="list-style-type: none"> Optimize signal timing (i.e., adjust the allocation of green time for each intersection approach) for the AM peak hour. Coordinate the signal timing changes at this intersection with the adjacent intersections that are in the same signal coordination group. <p>To implement this measure, the project sponsor shall submit plans specifications and estimates (PS&E) as detailed in Mitigation Measure 3.16-1 that are consistent with the City's standards to City of Oakland's Transportation Engineering Division for review and approval.</p> <p>The project sponsor shall fund, prepare, and install the approved plans and improvements.</p>	<p>Actions/schedule TBD by Vertical Construction/Lease team.</p>	<p>Mitigation at this intersection may be required by Year 2030. Investigation of the need for this mitigation shall be studied in 2030 and every three years thereafter until 2035 or until the mitigation measure is implemented, whichever occurs first.</p>	City/Port					X
<p>Mitigation Measure 3.16-22: 5th Street & Union Street / I-880 North Ramps (#21).</p> <ul style="list-style-type: none"> Optimize signal timing (i.e., increase the traffic signal cycle length to 100 seconds and adjust the allocation of green time for each intersection approach) for the PM peak hour. Coordinate the signal timing changes at this intersection with the adjacent intersections that are in the same signal coordination group. <p>To implement this measure, the project sponsor shall submit plans specifications and estimates (PS&E) as detailed in Mitigation Measure 3.16-1 that are consistent with the City's standards to City of Oakland's Transportation Engineering Division for review and approval.</p> <p>The project sponsor shall fund, prepare, and install the approved plans and improvements.</p>	<p>Actions/schedule TBD by Vertical Construction/Lease team.</p>	<p>Mitigation at this intersection may be required by Year 2022. Investigation of the need for this mitigation shall be studied in 2022 and every three years thereafter until 2035 or until the mitigation measure is implemented, whichever occurs first.</p>	City/Port					X
<p>Mitigation Measure 3.16-23: MacArthur Boulevard & Market Street (#33).</p> <ul style="list-style-type: none"> Optimize signal timing (i.e., adjust the allocation of green time for each intersection approach) for the AM peak hour. Coordinate the signal timing changes at this intersection with the adjacent intersections that are in the same signal coordination group. <p>To implement this measure, the project sponsor shall submit plans specifications and estimates (PS&E) as detailed in Mitigation Measure 3.16-1 that are consistent with the City's standards to City of Oakland's Transportation Engineering Division for review and approval.</p>	<p>Actions/schedule TBD by Vertical Construction/Lease team.</p>	<p>Mitigation at this intersection may be required by Year 2032. Investigation of the need for this mitigation shall be studied in 2032 and every</p>	City/Port					X

TABLE 1

Standard Conditions of Approval/Mitigation Monitoring and Reporting Program

Standard Conditions of Approval/Mitigation Measures	Execution/Monitoring Action	Mitigation Implementation/ Monitoring		Phase				
		Schedule	Responsibility	Design & Pre- Construction (horizontal)	Construction (horizontal)	Design & Pre- Construction (vertical)	Construction (vertical)	Operations
The project sponsor shall fund, prepare, and install the approved plans and improvements.		three years thereafter until 2035 or until the mitigation measure is implemented, whichever occurs first.						
<p>Mitigation Measure 3.16- 24: West Grand Avenue & I-880 Frontage Road (#2).</p> <ul style="list-style-type: none"> Optimize signal timing (i.e., increase the traffic signal cycle length and adjust the allocation of green time for each intersection approach) for the AM and PM peak hours. Coordinate the signal timing changes at this intersection with the adjacent intersections that are in the same signal coordination group <p>To implement this measure, the project sponsor shall submit plans specifications and estimates (PS&E) as detailed in Mitigation Measure 3.16-1 that are consistent with the City's standards to City of Oakland's Transportation Engineering Division for review and approval.</p> <p>The project sponsor shall fund, prepare, and install the approved plans and improvements.</p>	Actions/schedule TBD by Vertical Construction/Lease team.	Mitigation at this intersection may be required by Year 2021. Investigation of the need for this mitigation shall be studied in 2021 and every three years thereafter until 2035 or until the mitigation measure is implemented, whichever occurs first.	City/Port					X
<p>Mitigation Measure 3.16- 25: West Grand Avenue & Adeline Street (#4).</p> <ul style="list-style-type: none"> Optimize signal timing (i.e., increase the traffic signal cycle length to 90 seconds and adjust the allocation of green time for each intersection approach) for the PM peak hour. Coordinate the signal timing changes at this intersection with the adjacent intersections that are in the same signal coordination group. <p>To implement this measure, the project sponsor shall submit plans specifications and estimates (PS&E) as detailed in Mitigation Measure 3.16-1 that are consistent with the City's standards to City of Oakland's Transportation Engineering Division for review and approval.</p> <p>The project sponsor shall fund, prepare, and install the approved plans and improvements.</p>	Actions/schedule TBD by Vertical Construction/Lease team.	Mitigation at this intersection may be required by Year 2032. Investigation of the need for this mitigation shall be studied in 2032 and every three years thereafter until 2035 or until the mitigation measure is implemented, whichever occurs first.	City/Port					X
<p>Mitigation Measure 3.16- 26: West Grand Avenue & Market Street (#5)</p> <ul style="list-style-type: none"> Provide split phasing for northbound and southbound movements. Optimize signal timing (i.e., increase the traffic signal cycle length to 120 seconds and adjust the allocation of green time for each intersection approach) for both the 	Actions/schedule TBD by Vertical Construction/Lease team.	Mitigation at this intersection may be required by Year 2022.	City/Port					X

TABLE 1

Standard Conditions of Approval/Mitigation Monitoring and Reporting Program

Standard Conditions of Approval/Mitigation Measures	Execution/Monitoring Action	Mitigation Implementation/ Monitoring		Phase				
		Schedule	Responsibility	Design & Pre- Construction (horizontal)	Construction (horizontal)	Design & Pre- Construction (vertical)	Construction (vertical)	Operations
<p>AM and PM peak hours.</p> <ul style="list-style-type: none"> Coordinate the signal timing changes at this intersection with the adjacent intersections that are in the same signal coordination group. <p>To implement this measure, the project sponsor shall submit plans specifications and estimates (PS&E) as detailed in Mitigation Measure 3.16-1 that are consistent with the City's standards to City of Oakland's Transportation Engineering Division for review and approval.</p> <p>The project sponsor shall fund, prepare, and install the approved plans and improvements.</p>		Investigation of the need for this mitigation shall be studied in 2022 and every three years thereafter until 2035 or until the mitigation measure is implemented, whichever occurs first.						
<p>Mitigation Measure 3.16- 27: West Grand Avenue & San Pablo Avenue (#6)</p> <ul style="list-style-type: none"> Remove approximately seven (7) parking spaces on the south side of West Grand Avenue; add an eastbound through lane between San Pablo Avenue and Martin Luther King Jr. Way; and convert the eastbound right turn lane to a through-right combination lane. Optimize signal timing (i.e., adjust the allocation of green time for each intersection approach) for the PM peak hour. Coordinate the signal timing changes at this intersection with the adjacent intersections that are in the same signal coordination group. <p>To implement this measure, the project sponsor shall submit plans specifications and estimates (PS&E) as detailed in Mitigation Measure 3.16-1 that are consistent with the City's standards to City of Oakland's Transportation Engineering Division for review and approval.</p> <p>The project sponsor shall fund, prepare, and install the approved plans and improvements.</p>	<p>Actions/schedule TBD by Vertical Construction/Lease team.</p>	<p>Mitigation at this intersection may be required by Year 2026.</p> <p>Investigation of the need for this mitigation shall be studied in 2026 and every three years thereafter until 2035 or until the mitigation measure is implemented, whichever occurs first.</p>	<p>City/Port</p>					<p>X</p>
<p>Mitigation Measure 3.16- 28: West Grand Avenue & Harrison Street (#9)</p> <ul style="list-style-type: none"> Optimize signal timing (i.e., adjust the allocation of green time for each intersection approach) for the PM peak hour. Coordinate the signal timing changes at this intersection with the adjacent intersections that are in the same signal coordination group. <p>To implement this measure, the project sponsor shall submit plans specifications and estimates (PS&E) as detailed in Mitigation Measure 3.16-1 that are consistent with the City's standards to City of Oakland's Transportation Engineering Division for review and approval.</p> <p>The project sponsor shall fund, prepare, and install the approved plans and improvements.</p>	<p>Actions/schedule TBD by Vertical Construction/Lease team.</p>	<p>Mitigation at this intersection may be required by Year 2025.</p> <p>Investigation of the need for this mitigation shall be studied in 2025 and every three years thereafter until 2035 or until the mitigation measure is implemented, whichever occurs</p>	<p>City/Port</p>					<p>X</p>

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Standard Conditions of Approval/Mitigation Monitoring and Reporting Program

Standard Conditions of Approval/Mitigation Measures	Execution/Monitoring Action	Mitigation Implementation/ Monitoring		Phase				
		Schedule	Responsibility	Design & Pre- Construction (horizontal)	Construction (horizontal)	Design & Pre- Construction (vertical)	Construction (vertical)	Operations
		first.						
<p>Mitigation Measure 3.16- 29: 7th Street & Harrison Street (#18)</p> <ul style="list-style-type: none"> Optimize signal timing (i.e., increase the traffic signal cycle length to 80 seconds and adjust the allocation of green time for each intersection approach) for the PM peak hour. Coordinate the signal timing changes at this intersection with the adjacent intersections that are in the same signal coordination group. <p>To implement this measure, the project sponsor shall submit plans specifications and estimates (PS&E) as detailed in Mitigation Measure 3.16-1 that are consistent with the City's standards to City of Oakland's Transportation Engineering Division for review and approval.</p> <p>The project sponsor shall fund, prepare, and install the approved plans and improvements.</p>	<p>Actions/schedule TBD by Vertical Construction/Lease team.</p>	<p>Mitigation at this intersection may be required at the time of Project construction. Investigation of the need for this mitigation shall be studied at the time of construction and every three years thereafter until 2035 or until the mitigation measure is implemented, whichever occurs first.</p>	<p>City/Port</p>	<p>X</p>		<p>X</p>		<p>X</p>
<p>Mitigation Measure 3.16- 30: 6th Street & Jackson Street (#20)</p> <ul style="list-style-type: none"> Optimize signal timing (i.e., increase the traffic signal cycle length to 80 seconds and adjust the allocation of green time for each intersection approach) for the AM peak hour. Coordinate the signal timing changes at this intersection with the adjacent intersections that are in the same signal coordination group. <p>To implement this measure, the project sponsor shall submit plans specifications and estimates (PS&E) as detailed in Mitigation Measure 3.16-1 that are consistent with the City's standards to City of Oakland's Transportation Engineering Division for review and approval.</p> <p>The project sponsor shall fund, prepare, and install the approved plans and improvements.</p>	<p>Actions/schedule TBD by Vertical Construction/Lease team.</p>	<p>Mitigation at this intersection may be required by Year 2025. Investigation of the need for this mitigation shall be studied in 2025 and every three years thereafter until 2035 or until the mitigation measure is implemented, whichever occurs first.</p>	<p>City/Port</p>					<p>X</p>
<p>Mitigation Measure 3.16- 31: 12th Street & Brush Street (#28)</p> <ul style="list-style-type: none"> Optimize signal timing (i.e., increase the traffic signal cycle length to 120 seconds and adjust the allocation of green time for each intersection approach) for the AM peak hour. Coordinate the signal timing changes at this intersection with the adjacent intersections that are in the same signal coordination group. <p>To implement this measure, the project sponsor shall submit plans specifications and estimates (PS&E) as detailed in Mitigation Measure 3.16-1 that are consistent with the</p>	<p>Actions/schedule TBD by Vertical Construction/Lease team.</p>	<p>Mitigation at this intersection may be required by Year 2023. Investigation of the need for this mitigation shall be studied in</p>	<p>City/Port</p>					<p>X</p>

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Standard Conditions of Approval/Mitigation Monitoring and Reporting Program

Standard Conditions of Approval/Mitigation Measures	Execution/Monitoring Action	Mitigation Implementation/ Monitoring		Phase				
		Schedule	Responsibility	Design & Pre- Construction (horizontal)	Construction (horizontal)	Design & Pre- Construction (vertical)	Construction (vertical)	Operations
City's standards to City of Oakland's Transportation Engineering Division for review and approval. The project sponsor shall fund, prepare, and install the approved plans and improvements.		2023 and every three years thereafter until 2035 or until the mitigation measure is implemented, whichever occurs first.						
Mitigation Measure 3.16- 32: Powell Street & Hollis Street (#37) <ul style="list-style-type: none"> Provide protected plus permitted traffic signal phasing for the northbound and southbound Hollis Street movements. Optimize signal timing (i.e., adjust the allocation of green time for each intersection approach) for both the AM and PM peak hours. Coordinate the signal timing changes at this intersection with the adjacent intersections that are in the same signal coordination group. To implement this measure, the project sponsor shall submit plans specifications and estimates (PS&E) as detailed in Mitigation Measure 3.16-1 that are consistent with the City's standards to City of Emeryville's Transportation Engineering Division for review and approval. The project sponsor shall fund, prepare, and install the approved plans and improvements.	Actions/schedule TBD by Vertical Construction/Lease team.	Mitigation at this intersection may be required by Year 2028. Investigation of the need for this mitigation shall be studied in 2028 and every three years thereafter until 2035 or until the mitigation measure is implemented, whichever occurs first.	City/Port					X
Mitigation Measure 3.16- 33: Powell Street/Stanford Avenue & San Pablo Avenue (#38) <ul style="list-style-type: none"> Optimize signal timing (i.e., adjust the allocation of green time for each intersection approach) for the AM peak hour. Coordinate the signal timing changes at this intersection with the adjacent intersections that are in the same signal coordination group. To implement this measure, the project sponsor shall submit plans specifications and estimates (PS&E) as detailed in Mitigation Measure 3.16-1 that are consistent with the City's standards to City of Oakland's Transportation Engineering Division for review and approval. The project sponsor shall fund, prepare, and install the approved plans and improvements.	Actions/schedule TBD by Vertical Construction/Lease team.	Mitigation at this intersection may be required by Year 2021. Investigation of the need for this mitigation shall be studied in 2021 and every three years thereafter until 2035 or until the mitigation measure is implemented, whichever occurs first.	City/Port					X
UTILITIES								
SCA UTL-3: Underground Utilities: The project applicant shall submit plans for review	Actions/schedule TBD by Horizontal Construction team.	Prior to issuance	City/Port		X		X	

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Standard Conditions of Approval/Mitigation Monitoring and Reporting Program

Standard Conditions of Approval/Mitigation Measures	Execution/Monitoring Action	Mitigation Implementation/ Monitoring		Phase				
		Schedule	Responsibility	Design & Pre- Construction (horizontal)	Construction (horizontal)	Design & Pre- Construction (vertical)	Construction (vertical)	Operations
and approval by the Building Services Division and the Public Works Agency, and other relevant agencies as appropriate, that show all new electric and telephone facilities; fire alarm conduits; street light wiring; and other wiring, conduits, and similar facilities placed underground. The new facilities shall be placed underground along the project applicant's street frontage and from the project applicant's structures to the point of service. The plans shall show all electric, telephone, water service, fire water service, cable, and fire alarm facilities installed in accordance with standard specifications of the serving utilities.		of a building permit.						
SCA UTL-5: Improvements in the Public Right-of Way (Specific): Final building and public improvement plans submitted to the Building Services Division shall include the following components: Examples include: a) Install additional standard City of Oakland streetlights. b) Remove and replace any existing driveway that will not be used for access to the property with new concrete sidewalk, curb and gutter. c) Reconstruct drainage facility to current City standard. d) Provide separation between sanitary sewer and water lines to comply with current City of Oakland and Alameda Health Department standards. e) Construct wheelchair ramps that comply with Americans with Disability Act requirements and current City Standards. f) Remove and replace deficient concrete sidewalk, curb and gutter within property frontage. g) Provide adequate fire department access and water supply, including, but not limited to currently adopted fire codes and standards.	Actions/schedule TBD by Horizontal Construction team.	Approved prior to the issuance of a grading or building permit.	City/Port	X		X		
SCA UTL-6: Payment for Public Improvements: The project applicant shall pay for and install public improvements made necessary by the project including damage caused by construction activity.	Actions/schedule TBD by Horizontal Construction team. See Project Manual, Section 3.1.4.1. The Developer, its Contractor, or its consultant will: • Survey and document existing conditions prior to construction. Repair damage to streets caused by construction equipment within one week of occurrence unless damage is anticipated to continue. Immediately repair damage that is a threat to public health or safety.	Prior to issuance of a final inspection of the building permit.	City/Port		X		X	
Mitigation 4.9-4: Individual actions with landscaping requirements of one or more acres shall plumb landscape areas for irrigation with recycled water. As subsequent redevelopment activities are designed, the City and Port would require that activities of a certain magnitude shall include a reclaimed landscaping irrigation system. The City and Port would make this a condition of approval for private actions that require such approval, and would include reclaimed landscape water systems in the design of their own public projects.	Actions/schedule TBD by Horizontal Construction team.	Prior to issuance of a building permit or other construction-related permit.	City/Port	X If applicable			X	
Mitigation 4.9-5: Individual buildings with gross floor area exceeding 10,000 square feet shall install dual plumbing for both potable and recycled water, unless determined to be infeasible by the approving agency (City or Port). Any major subsequent redevelopment activity that includes total usable floor area within or more building of 10,000 square feet or more would be required to provide a dual plumbing system—one for potable water, and one for reclaimed water. Reclaimed water may be used for certain industrial uses, and for landscape irrigation, toilet flushing, and other appropriate purposes.	Actions/schedule TBD by Horizontal Construction team.	Prior to issuance of a building permit or other construction-related permit.	City/Port			X		
Mitigation 4.9-6: Site design shall facilitate use of recycled water, and shall comply	Actions/schedule TBD by Horizontal Construction team.	Prior to issuance	City/Port	X		X		

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Standard Conditions of Approval/Mitigation Monitoring and Reporting Program

Standard Conditions of Approval/Mitigation Measures	Execution/Monitoring Action	Mitigation Implementation/ Monitoring		Phase				
		Schedule	Responsibility	Design & Pre- Construction (horizontal)	Construction (horizontal)	Design & Pre- Construction (vertical)	Construction (vertical)	Operations
with requirements of CCR Title 22 regarding prohibitions of site run-off to surface waters. When subsequent redevelopment activities are required to include reclaimed water in their design, the City and Port would ensure that requirements of Title 22 intended to protect the environment are reflected in that design, including prohibitions against run-off to surface waters. The City, Port, and proponents of subsequent redevelopment activities should coordinate these efforts with the reclaimed water supplier, EBMUD.		of a building permit or other construction-related permit.						
<p>SCA UTL-1a: Compliance with the Green Building Ordinance, OMC Chapter 18.02: Prior to issuance of a demolition, grading, or building permit</p> <p>The applicant shall comply with the requirements of the California Green Building Standards (CALGreen) mandatory measures and the applicable requirements of the Green Building Ordinance, OMC Chapter 18.02.</p> <p>a) The following information shall be submitted to the Building Services Division for review and approval with the application for a building permit:</p> <ul style="list-style-type: none"> i. Documentation showing compliance with Title 24 of the 2008 California Building Energy Efficiency Standards. ii. Completed copy of the final green building checklist approved during the review of the Planning and Zoning permit. iii. Copy of the Unreasonable Hardship Exemption, if granted, during the review of the Planning and Zoning permit. iv. Permit plans that show, in general notes, detailed design drawings, and specifications as necessary, compliance with the items listed in subsection (b) below. v. 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. vi. 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. vii. Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance. <p>b) The set of plans in subsection (a) shall demonstrate compliance with the following:</p> <ul style="list-style-type: none"> i. CALGreen mandatory measures. ii. All pre-requisites per the LEED / GreenPoint Rated 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. iii. Insert green building point level/certification requirement: (See Green Building Summary Table) per the appropriate checklist approved during the Planning entitlement process. iv. 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 Planning and Zoning Division 	Actions/schedule TBD by Vertical Construction/Lease team.	Prior to issuance of a demolition, grading, or building permit; or during construction or after construction as specified in SCA UTL-1a or UTL-1b.	City/Port			X		

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Standard Conditions of Approval/Mitigation Measures	Execution/Monitoring Action	Mitigation Implementation/ Monitoring		Phase				
		Schedule	Responsibility	Design & Pre- Construction (horizontal)	Construction (horizontal)	Design & Pre- Construction (vertical)	Construction (vertical)	Operations
<p>that shows the previously approved points that will be eliminated or substituted.</p> <p>v. The required green building point minimums in the appropriate credit categories.</p> <p>During construction The applicant shall comply with the applicable requirements CALGreen and the Green Building Ordinance, Chapter 18.02.</p> <p>a) The following information shall be submitted to the Building Inspections Division of the Building Services Division for review and approval:</p> <p>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.</p> <p>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.</p> <p>iii. Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance.</p> <p>After construction, as specified below Within sixty (60) days of the final inspection of the building permit for the project, the Green Building Certifier shall submit the appropriate documentation to Build It Green/Green Building Certification Institute and attain the minimum certification/point level identified in subsection (a) above. Within one year of the final inspection of the building permit for the project, the applicant shall submit to the Planning and Zoning Division the Certificate from the organization listed above demonstrating certification and compliance with the minimum point/certification level noted above.</p>								

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Standard Conditions of Approval/Mitigation Measures	Execution/Monitoring Action	Mitigation Implementation/ Monitoring		Phase				
		Schedule	Responsibility	Design & Pre- Construction (horizontal)	Construction (horizontal)	Design & Pre- Construction (vertical)	Construction (vertical)	Operations
<p>SCA UTL-1b: Compliance with the Green Building Ordinance, OMC Chapter 18.02, for Building and Landscape Projects Using the StopWaste.Org Small Commercial or Bay Friendly Basic Landscape Checklist Prior to issuance of a building permit The applicant shall comply with the requirements of the California Green Building Standards (CALGreen) mandatory measures and the applicable requirements of the Green Building Ordinance, (OMC Chapter 18.02.) for projects using the StopWaste.Org Small Commercial or Bay Friendly Basic Landscape Checklist.</p> <p>a) The following information shall be submitted to the Building Services Division for review and approval with application for a Building permit:</p> <ol style="list-style-type: none"> i. Documentation showing compliance with the 2008 Title 24, California Building Energy Efficiency Standards. ii. Completed copy of the green building checklist approved during the review of a Planning and Zoning permit. iii. Permit plans that show in general notes, detailed design drawings and specifications as necessary compliance with the items listed in subsection (b) below. iv. Other documentation to prove compliance. <p>b) The set of plans in subsection (a) shall demonstrate compliance with the following:</p> <ol style="list-style-type: none"> i. CALGreen mandatory measures. ii. All applicable green building measures identified on the StopWaste.Org 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. <p>During construction The applicant shall comply with the applicable requirements of CALGreen and Green Building Ordinance, Chapter 18.02 for projects using the StopWaste.Org Small Commercial or Bay Friendly Basic Landscape Checklist.</p> <p>a) The following information shall be submitted to the Building Inspections Division for review and approval:</p> <ol style="list-style-type: none"> 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. 	<p>Actions/schedule TBD by Horizontal Construction/Vertical Construction/Lease team. See Project Manual, Section 4.2. The Developer, its Contractor, or its consultant will:</p> <ul style="list-style-type: none"> • Prepare a Landscape Plan incorporating the StopWaste.Org Small Commercial or Bay Friendly Basic Landscape Checklist. 	<p>Prior to issuance of a demolition, grading, or building permit; or during construction or after construction as specified in SCA UTL-1a or UTL-1b.</p>	<p>City/Port</p>	<p>X</p>	<p>X</p>	<p>X</p>	<p>X</p>	
<p>SCA UTL-2: Waste Reduction and Recycling: The project applicant will submit a Construction & Demolition Waste Reduction and Recycling Plan (WRRP) and an Operational Diversion Plan (ODP) for review and approval by the Public Works Agency. Prior to issuance of demolition, grading, or building permit Chapter 15.34 of the Oakland Municipal Code outlines requirements for reducing waste and optimizing construction and demolition (C&D) recycling. Affected projects include all new construction, renovations/alterations/modifications with construction values of \$50,000 or more (except R-3), and all demolition (including soft demo). The WRRP must specify the methods by which the development will divert C&D debris waste generated by the proposed project from landfill disposal in accordance with current City requirements. Current standards, FAQs, and forms are available at</p>	<p>See Project Manual, Section 13.1. The Developer, its Contractor, or its consultant will:</p> <ul style="list-style-type: none"> • Prepare a Waste Reduction and Recycling Plan. Submit the plan to the City for review and approval. • Identify and track all waste for applicability of reuse or diversion. <p>Actions/schedule TBD by Lease team. See Project Manual, Section 13.2. Will be documented in:</p> <ul style="list-style-type: none"> • Operational Diversion Plan 	<p>Prior to issuance of demolition, grading, or building permit; or ongoing as specified in SCA UTL-2.</p>	<p>City/Port</p>		<p>X</p>		<p>X</p>	<p>X</p>

TABLE 1

Standard Conditions of Approval/Mitigation Monitoring and Reporting Program

Standard Conditions of Approval/Mitigation Measures	Execution/Monitoring Action	Mitigation Implementation/ Monitoring		Phase				
		Schedule	Responsibility	Design & Pre- Construction (horizontal)	Construction (horizontal)	Design & Pre- Construction (vertical)	Construction (vertical)	Operations
<p>http://www2.oaklandnet.com/Government/o/PWA/o/FE/s/GAR/OAK024368 or in the Green Building Resource Center. After approval of the plan, the project applicant shall implement the plan.</p> <p>Ongoing The ODP will identify how the project complies with the Recycling Space Allocation Ordinance, (Chapter 17.118 of the Oakland Municipal Code), including capacity calculations, and specify the methods by which the development will meet the current diversion of solid waste generated by operation of the proposed project from landfill disposal in accordance with current City requirements. The proposed program shall be implemented and maintained for the duration of the proposed activity or facility. Changes to the plan may be re-submitted to the Environmental Services Division of the Public Works Agency for review and approval. Any incentive programs shall remain fully operational as long as residents and businesses exist at the project site.</p>	<p>See Project Manual, Section 13.3. Developer and/or its Contractor will confirm compliance with Deconstruction Program and the City’s Recycling Space Allocation Ordinance.</p>							
<p>Mitigation 4.9-8: Concrete and asphalt removed during demolition/construction shall be crushed on site or at a near site location, and reused in redevelopment or recycled to the construction market. Foundation and paving removal would generate substantial debris, and the City and Port would ensure these materials are crushed and recycled. As a first preference, these materials should be re-used on-site; as a second preference, they would be sold to the construction market. The City and Port would make every effort practicable to avoid disposal to landfill of this material. This mitigation measure may itself result in impacts to the environment relative to noise and air quality. These impacts are discussed in Sections 4.4: Air Quality, and 4.15: Noise.</p>	<p>See Project Manual, Section 13.1. The Developer, its Contractor, or its consultant will:</p> <ul style="list-style-type: none"> • Prepare a Waste Reduction and Recycling Plan. Submit the plan to the City for review and approval. • Identify and track all waste for applicability of reuse or diversion. <p>See Project Manual, Section 13.3. Developer and/or its Contractor will:</p> <ul style="list-style-type: none"> • Provide an onsite or nearby area for concrete and asphalt crushing and stockpiling. <p>Developer and/or its Contractor will confirm compliance with Deconstruction Program and the City’s Recycling Space Allocation Ordinance.</p>	On-going, during construction	City/Port		X		X	
EXHIBITS TO THE LDDA								
BRIDGING SCOPE OF SERVICES (PROPERTY MANAGEMENT AGREEMENT)								
LDDA COMMUNITY BENEFITS MATRIX								