

OAK KNOLL MIXED USE COMMUNITY PLAN PROJECT - TREE REMOVAL PERMIT AMENDMENT CEQA Checklist

Prepared for
City of Oakland

September 2024



OAK KNOLL MIXED USE COMMUNITY PLAN PROJECT - TREE REMOVAL PERMIT AMENDMENT CEQA Checklist

Prepared for
City of Oakland

September 2024

180 Grand Avenue
Suite 1050
Oakland, CA 94612
510.839.5066
esassoc.com



Bend	Orlando	San Jose
Camarillo	Pasadena	Santa Monica
Delray Beach	Petaluma	Sarasota
Destin	Portland	Seattle
Irvine	Sacramento	Tampa
Los Angeles	San Diego	
Oakland	San Francisco	

TABLE OF CONTENTS

Oak Knoll Mixed Use Community Plan Project - Tree Removal Permit Amendment CEQA Checklist

	<u>Page</u>
1. General Project Information	1
1.1 Project Title.....	1
1.2 Lead Agency Name and Address.....	1
1.3 Project Case File Number	1
1.4 Contact Person and Phone Number	1
1.5 Project Location.....	1
1.6 Project Applicant's Name and Address.....	1
1.7 Existing General Plan Designations	2
1.8 Existing Zoning.....	2
1.9 Requested Permits.....	2
2. Executive Summary	2
3. Purpose and Determination	3
4. Background.....	3
4.1 Approved Oak Knoll Project.....	3
4.2 Impacts and Mitigation Measures Identified in the 2017 SEIR.....	7
4.3 Standard Conditions of Approval (SCAs) Identified in the 2017 SEIR	8
4.4 Non-CEQA Recommendations Identified in the 2017 SEIR.....	8
5. Project Description.....	9
5.1 Need for Tree Removal Permit Amendment.....	9
5.2 Proposed Project Amendment.....	9
5.3 Relation of Amendment to Other Approvals	14
6. Summary of CEQA Findings	14
7. CEQA Checklist	16
7.1 Overview.....	16
7.2 Aesthetics.....	17
7.3 Air Quality.....	19
7.4 Biological Resources.....	21
7.5 Cultural Resources.....	26
7.6 Geology and Soils	28
7.7 Greenhouse Gas and Climate Change.....	31
7.8 Hazards and Hazardous Materials.....	33
7.9 Hydrology and Water Quality	35
7.10 Land Use, Plans, and Policies	37
7.11 Noise	38

	<u>Page</u>
7.12 Population and Housing	40
7.13 Public Services, Parks and Recreation Facilities.....	41
7.14 Transportation and Circulation	43
7.15 Utilities and Service Systems.....	45
7.16 Energy	47
8. References.....	48

Attachments

A. Standard Conditions of Approval and Mitigation Monitoring and Reporting Program	A-1
B. Criteria for Use of Addendum, per CEQA Guidelines Sections 15162 and 15164.....	B-1
C. Proposed Amendment Trees Near Creek and Culvert	C-1

List of Figures

Figure 1 – Project Site and Setting (2017 SEIR)	4
Figure 2 – Oak Knoll Project Master Plan (2017 SEIR)	6
Figure 3 – Proposed Preliminary Tree Removal Amendment Map.....	10
Figure 4 – Proposed Preliminary Tree Mitigation Map	13

List of Tables

Table 1 – Summary of Proposed Amendment Trees to be Removed	12
Table 2 – Tree Mitigation Scenario	14

OAK KNOLL MIXED USE COMMUNITY PLAN PROJECT - TREE REMOVAL PERMIT AMENDMENT

CEQA Checklist

1. General Project Information

1.1 Project Title

Oak Knoll Mixed Use Community Plan Project - Tree Removal Permit Amendment

1.2 Lead Agency Name and Address

City of Oakland
Bureau of Planning
250 Frank H. Ogawa Plaza, Suite 2114
Oakland, CA 94612

1.3 Project Case File Number

ER15-004; PLN-15378; T1500124

1.4 Contact Person and Phone Number

Christopher Tan, Planner IV
City of Oakland, Bureau of Planning
ctan@oaklandca.gov
(510) 504-7243

1.5 Project Location

8750 Mountain Boulevard, Oakland, CA 94627
Proposed Tree Removal Permit Amendment Area: Assessor's Parcel Nos. 037A-3152-008; 043A-4765 (subdivision of prior parcel 043A-4675 since the 2017 SEIR); 043A-4766 (subdivision of prior parcel 048-6870 since the 2017 SEIR); and 048-6865 (excluding lot 002-3).

1.6 Project Applicant's Name and Address

Oak Knoll Venture Acquisitions, LLC
2392 Morse Avenue
Irvine, CA 92614

1.7 Existing General Plan Designations

Proposed Tree Removal Permit Amendment Area: Hillside Residential, Detached Unit Residential, Mixed Housing Type Residential, Neighborhood Center Mixed Use, Community Commercial, Resource Conservation Area, and Urban Park and Open Space

1.8 Existing Zoning

Proposed Tree Removal Permit Amendment Area: As amended with site-specific sub-zones as part of the initial Project approvals following certification of the 2017 SEIR, D-OK-1 (Oak Knoll District Residential Zone – 1), D-OK-2 (Oak Knoll District Residential Zone – 2), D-OK-3 (Oak Knoll District Residential Zone – 3), D-OK-4 (Oak Knoll District Commercial Zone – 4), D-OK-5 (Oak Knoll District Amenity Community Commercial Zone – 5), D-OK-6 (Oak Knoll District Active Open Space Zone, and D-OK-7 (Oak Knoll District Passive Open Space Zone).

1.9 Requested Permits

Amendment to Tree Permit No. T1500124

2. Executive Summary

In November 2017, the City of Oakland (“City”) certified the *Oak Knoll Mixed Use Community Plan Project Supplemental Environmental Impact Report* (“2017 SEIR”) (SCH # 1995103035), which analyzed the potential environmental impacts of the Oak Knoll Mixed Use Community Plan Project (“Project,” “Oak Knoll Project,” or “Approved Project”). The Project analyzed in the 2017 SEIR was a phased master plan development involving the construction of up to 935 units of varied housing types (ultimately approved with 918 units); restoration and enhancement of Rifle Range, Powerhouse and Hospital Creeks on the Project site; active and passive recreational facilities; a community-wide trail system; parks and open spaces; and a mixed use commercial area, referred to as the “Village Center,” with up to approximately 72,000 square feet of commercial space. The Project also proposed relocation and rehabilitation of historic Club Knoll within the Project site.

The Project involved a phased site-wide grading program that would include corrective/remedial grading in parts of the Project site, inclusive of balancing the amount of cut and fill throughout the Project site. The 2017 SEIR analyzed the removal of 4,502 trees, of which 2,518 are native and 2,821 qualify as protected under the Oakland Tree Ordinance (Oakland Municipal Code, Title 12, Chapter 12.36). The associated Oak Knoll Tree Removal Permit (No. T1500124) (“Original Tree Permit” approved October 2017) approved the removal of up to 3,567 protected trees - more trees than originally anticipated during preparation of the 2017 SEIR to account for uncertainties during detailed studies. The Original Tree Permit also estimated up to approximately 8,500 replacement trees throughout the Project site.

After certification of the 2017 SEIR and approval of the Original Tree Permit, site-specific geotechnical studies conducted by the Project Applicant necessitated refinements to the approved grading plan boundaries and corrective grading areas. Consequently, these refinements create areas that contain trees

not previously affected or that require removal. Therefore, the Project Applicant has submitted to the City an application to amend the Original Tree Permit to allow the removal of up to 394 additional protected trees (referred to as “Amendment Trees”), 287 of which are native species that require replacement. The number of replacement trees (referred to as “Mitigation Trees”) to be planted will vary depending on the selected replacement tree species and sizes, but the number of trees will meet the applicable City-established mitigation ratios for the removed trees. The requested amendment to the Original Tree Permit is the CEQA Project analyzed in this document and is referred to throughout as the proposed “Amendment” or “Tree Permit Amendment.” All conditions and standards approved with the Original Tree Permit continue to apply to the proposed Amendment, including the replacement ratios underlying the proposed number of Mitigation Trees.

In accordance with California Public Resources Code Section 21166 and California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15164, and as set forth in the CEQA Checklist in this document, the City has determined that the Project qualifies for an addendum to the 2017 SEIR as all of the potential environmental impacts associated with the Amendment would be within the envelope of environmental impacts already evaluated in the 2017 SEIR.

3. Purpose and Determination

The purpose of this CEQA Checklist is to assist the City to determine if the environmental analysis in the certified 2017 SEIR adequately covers the potential environmental impacts of the Oak Knoll Project with the proposed Amendment, or if additional environmental review is required. This document provides all the information and environmental analysis necessary for the City to conduct its assessment and make a determination. The analysis herein supports a determination that the 2017 SEIR meets all requirements under State CEQA Guidelines Section 15164 (Addendum to an EIR or Negative Declaration). Therefore, no supplemental environmental review is required under Public Resources Code Section 21166 (Subsequent or Supplemental Impact Reports; Conditions) and CEQA Guidelines Sections 15162 (Subsequent EIRs and Negative Declarations) and 15164. See detailed findings in Section 6, *Summary of CEQA Findings*, of this document.

4. Background

4.1 Approved Oak Knoll Project

The Oak Knoll Project site encompasses approximately 191 acres, most of which is the former Oak Knoll Naval Medical Center Oakland (NMCO) property, bounded by Mountain Boulevard / Interstate 580 (I-580) to the west, Keller Avenue to the north and east, and Sequoyah Road to the south (see **Figure 1, Project Site and Setting**)¹.

¹ Two privately-owned inholdings, the Sea West Coast Guard Federal Credit Union (Sea West) and the Seneca Center for Children and Families (Seneca), are also located on the former NMCO property but are not included within the Project site



SOURCE: OKAV, Hart Howerton, 2015

Oak Knoll Project Tree Permit Amendment

Figure 1
Project Site and Setting (2017 SEIR)

The Project analyzed in the 2017 SEIR proposed development of approximately 84.7 acres of the 191-acre Project site with mixed uses, as illustrated in **Figure 2, Oak Knoll Project Master Plan**. The remainder of the Project site would consist of undisturbed open space, revegetated existing slopes, and a restored creek corridor.

4.1.1 Development Program

The approved Oak Knoll Project proposed development of a phased master planned community involving the construction of up to 918 units of varied housing types²; restoration and enhancement of Rifle Range, Powerhouse, and Hospital creeks; creation of active and passive recreational facilities and a community-wide trail system, parks and open spaces; and development of a mixed use commercial area, referred to as the “Village Center,” with up to approximately 72,000 square feet of commercial space. The Oak Knoll Project also proposed the relocation of Club Knoll, a locally-designated historic resource, from its then location and to rehabilitate the approximately 14,000 square-foot building for reuse as a new community clubhouse and commercial space in the central portion of the site.

4.1.2 Grading and Tree Removal

As analyzed in the 2017 SEIR, development of the Oak Knoll Project site would involve up to 3 million cubic yards of grading. Consistent with the proposed phasing of development, grading activity would occur in three phases. The overall intent of the approved grading plan was to balance the amount of cut and fill throughout the Project site so that no soil will need to be imported or exported.

Corrective/remedial grading also would occur over much of the Project site to address (1) the extent of unconsolidated (poorly compacted) surface soil and existing fills to be excavated and re-compacted to comply with the current building code/seismic requirements, and (2) several documented landslides and landslide-prone areas, including along the border of the grading limit at the perimeter of the site, and unstable banks along the Rifle Range Creek corridor. The 2017 SEIR analyzed the removal of 3,567 protected trees, as defined in the Oakland Tree Ordinance (OMC, Title 12, Chapter 12.36).

4.1.3 Entitlements and Other Approvals

In addition to the Original Tree Permit (No. T1500124), the City granted the following land use entitlements, permits and other approvals for the Oak Knoll Project based on the analysis in the certified 2017 SEIR: a General Plan Land Use Diagram amendment, Rezoning and conforming zone text amendments, a Planned Unit Development (PUD)/Preliminary Development Plan (PDP) for the development of up to 918 residential units (fewer than analyzed in the 2017 SEIR), Final Development Plans (FDP) for Club Knoll and Phase 1 Master Developer Site Improvements, in addition to Design Guidelines, a Creek Protection Permit, and a Vesting Tentative Tract Map.³ Also, pursuant to the City’s Standard Conditions of Approval (SCA) that apply to the Oak Knoll Project, the formation and City approval of a Community Facilities District (CFD) or Geologic Hazard Abatement District (GHAD) was required prior to approval of a final subdivision map for the Oak Knoll Project.

² The 2017 SEIR analyzed development involving the construction of up to 935 residential units.

³ Phase 1, the initial phase of work, includes the creek improvements, grading and construction of roadways in the Village Center area of the site, development of the Village Center and construction of some residential development in the south and creekside portions of the site (Draft SEIR Figure 3-19).



SOURCE: OKVA, Hart Howeton, 2016

Oak Knoll Project Tree Permit Amendment

Figure 2
Oak Knoll Project Master Plan (2017SEIR)



4.1.4 Project Status

When this CEQA Checklist was being prepared (Spring 2024), street improvements and utility infrastructure (i.e., backbone construction) for the Phase 1 area of the Oak Knoll Project site were complete, along with “blue-topped grading” delineating the proposed limits of grading and proposed grade elevations for all in-tract parcels for Phase 1 development (residential, commercial, and community center uses). Initial Phase 1 improvements completed as of Spring 2024 included the installation of formal street trees along the primary creekside streets.

Club Knoll was relocated and reassembled for use as a community center, and its exterior rehabilitation was nearly complete. The City’s review and approval of various public improvement permits, alternate method construction permits, and private infrastructure permits for on-site improvements were ongoing. Also, the City and the Project Applicant continued work on the formation of a GHAD and a Subdivision Improvement Agreement preliminarily scheduled for public hearings and recording and assessment actions in Summer 2024.

4.2 Impacts and Mitigation Measures Identified in the 2017 SEIR

The certified 2017 SEIR constitutes the previous CEQA document considered in this CEQA Checklist. The 2017 SEIR is hereby incorporated by reference and can be viewed on the City of Oakland website at <https://www.oaklandca.gov/documents/oak-knoll-mixed-use-community-ceqa-review>.

All mitigation measures identified in the 2017 SEIR and factored into this analysis are identified in **Attachment A** to this document, which is incorporated by reference into this CEQA Checklist. The 2017 SEIR identified the following impacts:

- **Significant and Unavoidable.** The 2017 SEIR identified significant and unavoidable impacts regarding the proposed Project’s effects to *Air Quality* (operational criteria pollutant emissions – project and cumulative) and *Transportation and Circulation* (local intersections and freeway segments – project and cumulative). Due to the potential for significant and unavoidable impacts, a Statement of Overriding Considerations was adopted as part of the City’s certification of the Oak Knoll Project SEIR.
- **Less than Significant, After Implementation of Mitigation Measures.** The 2017 SEIR identified impacts that are reduced to less than significant after the implementation of mitigation measures regarding the proposed Project’s effects to *Aesthetics* (scenic vistas and resources); *Biological Resources* (special-status species and habitats [bats and San Francisco dusky-footed woodrat]), riparian and oak woodland habitats); *Cultural Resources* (historic resource Club Knoll); and *Geology and Soils* (risk from unknown conditions).
- **Less than Significant, No Mitigation Measures Required (or SCAs applied).** The 2017 SEIR identified impacts that are less than significant, not warranting mitigation (nor applicable SCAs), regarding the Project’s effects to *Aesthetics* (shadow); *Air Quality* (CO concentrations and odors); *Cultural Resources* (Club Knoll Garage); ; *Hazardous and Hazardous Materials* (emergency access and evacuation); *Land Use and Planning*; *Noise* (increase in ambient noise levels); *Population and Housing*; *Public Services and Recreation* (police and school facilities, and

deterioration of parks/recreational facilities); and *Transportation and Circulation* (pedestrian and bus rider safety).

Since no mitigation measures or SCAs are identified for the topics or criteria listed above, they are not included in the SCAMMRP (intended to guide implementation and monitoring of mitigation measures and other conditions) in Attachment A to this document.⁴

- **No Impacts.** No impacts were identified for *Agricultural, Forestry Resources, Geology and Soils* (earthquake fault rupture), or *Mineral Resources*; therefore, these topics and criteria are not included in the SCAMMRP in Attachment A to this document.
- **Cumulative Impacts.** As indicated above, under *Significant and Unavoidable*, the 2017 SEIR identified significant level contributions to cumulative impacts associated with *Air Quality* (criteria pollutant emissions associated with vehicle trips) and *Transportation & Circulation* (local intersections and freeway segments), despite the implementation of mitigation measures and, for traffic, due to mitigations not being solely in the City's control).

4.3 Standard Conditions of Approval (SCAs) Identified in the 2017 SEIR

All applicable SCAs for the Oak Knoll Project identified in the 2017 SEIR are also included in Attachment A and address the Project's potential effects to the following topics and criteria: *Aesthetics* (visual character/quality, light/glare); *Air Quality* (construction criteria pollutants, construction and operation TAC generation, construction TACs exposure); *Biological Resources* (wetlands, wildlife movement, Tree Protection Ordinance and Creek Protection Ordinance); *Geology and Soils* (all criteria, except risks from earthquake fault rupture or from unknown conditions); *Greenhouse Gas Emissions*; *Hazardous and Hazardous Materials* (all criteria, except emergency access and evacuation); *Hydrology and Water Quality*; *Noise* (all criteria, except ambient noise increase); *Public Services and Recreation* (fire protection/emergency medical response facilities, and new recreational facilities); *Transportation and Circulation* (all criteria, except pedestrian and bus rider safety, and due to approval not being solely in the City's control); *Utilities and Service Systems*; and *Energy*.

Although the City has updated certain SCAs since certification of the 2017 SEIR, none of the updates pertain to environmental factors or impacts related to the proposed Tree Permit Amendment, and as such are immaterial to the current assessment in this CEQA Checklist.

4.4 Non-CEQA Recommendations Identified in the 2017 SEIR

While not required to address CEQA impacts (and therefore not listed in the SCAMMRP in Attachment A to this document), "Recommendations" discussed in the 2017 SEIR are identified in this CEQA

⁴ All impact statements (and their associated mitigation measures, SCAs, and/or Recommendations) are listed in the Draft SEIR Table 2-1, including statements for less-than-significant impacts not requiring any mitigation measures, SCAs, or Recommendations.

Checklist for continuity of information. The Recommendations pertain to *Biological Resources* (including Oakland Tree Ordinance compliance); *Public Services*, and *Transportation and Circulation*.

5. Project Description

5.1 Need for Tree Removal Permit Amendment

Site-specific geotechnical investigations prepared for the Oak Knoll Project since certification of the 2017 SEIR and Project approval show that, to construct the Project, additional corrective grading is necessary to address unstable topographic features and stabilize soils within and slightly beyond areas originally considered. Therefore, the area of grading is slightly larger than originally considered, and these areas contain protected trees (“Amendment Trees”) that were not previously affected or required removal. **Figure 3, Tree Removal Amendment Map** shows the general locations of the Amendment Trees and expanded grading.

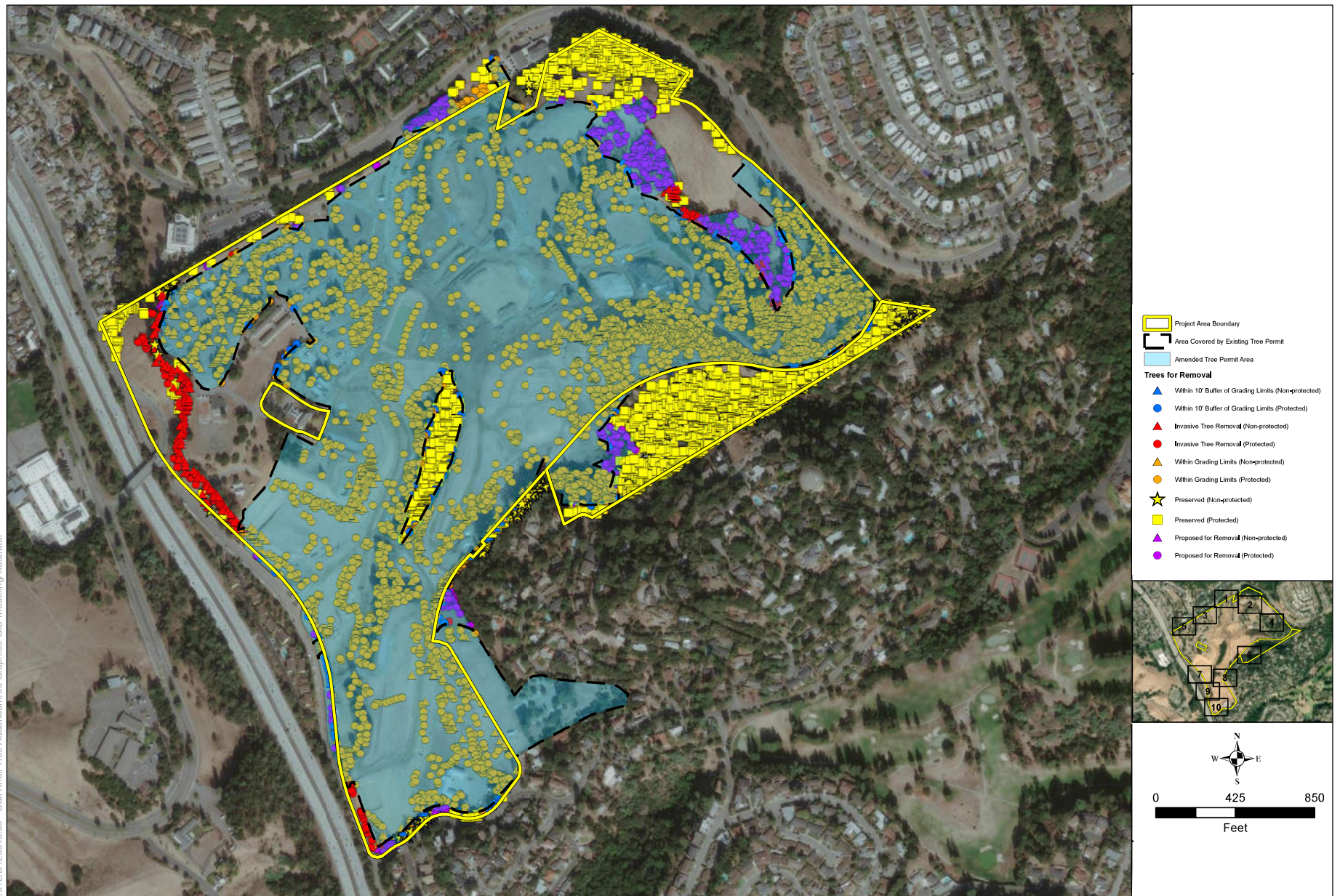
The proposed expanded grading is needed to address stabilization for infrastructure, deeper and wider excavations for building pads and certain areas where corrective grading was planned to address unstable topographic features and soil. In addition, further geotechnical exploration revealed the need for corrections to address areas susceptible to liquefaction along Mountain Boulevard and consequently the removal of specific trees located there (as shown in Figure 3).

5.2 Proposed Project Amendment

The Project Applicant has submitted a City of Oakland Basic Application to the City seeking to amend the original approved Oak Knoll Tree Removal Permit (No. T1500124) (“Original Tree Permit”) to remove 394 trees, in addition to the 3,567 protected trees already approved for removal, within the Approved Project Area analyzed in the 2017 SEIR. This results in a total of 3,961 trees to be removed, which is within the 4,502 total trees to be removed studied in the 2017 SEIR.

Removal of the additional trees and associated earthwork (the “Amendment” or “Tree Permit Amendment”) would support the approved Oak Knoll Project. The Amendment would not change the approved phased site-wide grading program that would include corrective/remedial grading in certain areas and balancing the amount of cut and fill sitewide.) All the soil from the mass grading and new corrective grading for all phases of the Oak Knoll Project would continue to be redistributed onsite so no additional off-haul or on-haul is required compared to that studied in the 2017 SEIR. Also, the Amendment would not change the location or dimensions of any approved Oak Knoll Project elements, including the location and characteristics of proposed homes, commercial space, parks, and infrastructure, nor would it change any operational characteristics of the approved Oak Knoll Project.

The proposed Amendment is detailed in the Project Applicant's *Tree Removal Permit Amendment Package - Oak Knoll Mixed Use Development Project* (“Amendment Package”) report (WRA, 2021). Incorporated into this CEQA document by reference due to its volume, the Amendment Package contains the following:



SOURCE: WRA, 2021; 2023

Oak Knoll Project Tree Permit Amendment

Figure 3
Proposed Preliminary Tree Removal Amendment Map

-
- Part 1 is the Project Applicant's Basic City Application for the proposed Tree Permit Amendment;
 - Part 2 lists by number the name/species and characteristics of each new tree proposed for removal;
 - Part 3 lists by designated number the name/species and characteristics of each new tree to be removed from within the 10-foot buffer area of construction;
 - Part 4 is the Tree Removal Figure (2021) that maps by designated number each new tree within the Tree Permit Amendment Area (delineated as part of Figure 3 of this CEQA document), coded by key characteristics, including whether it is to be removed or preserved, its protected or non-protected status, whether it is invasive, and its proximity to grading. The Part 4 maps show each tree relative to the boundaries of the original Project Area, the 2017 Tree Permit Area, and the proposed Tree Permit Amendment Area. The initial exhibit in Part 4 (Figure 3 of this CEQA document) covers the entire Oak Knoll Project site, followed by several close-in maps that compose the full Oak Knoll Project site. Part 4 is also referred to as the “map book.”
 - Part 5 is the proposed Tree Removal Impact Mitigation Plan memorandum (2021);
 - Part 6 is the 2017 tree survey documentation for reference; and
 - Part 7 is the approved 2017 Original Tree Permit decision by the City.

5.2.1 Amendment Trees to be Removed

Table 1, Summary of Proposed Amendment Trees to be Removed, lists the 394 proposed Amendment Trees to be removed by species and number. The Amendment Trees are protected and comprised of 287 native trees and 107 non-native trees. Of the 287 native trees, 127 (44 percent) are less than 9 inches in diameter and 245 (85 percent) are in fair or poor condition. All the Amendment Trees are located within the Project Area analyzed in the 2017 SEIR. They include 43 native trees in the Hardenstine parcel (adjacent parcel to the southeast of the Project site), of which 39 are in poor or fair condition. The Amendment would not affect the approximately 12 acres of oak woodland in the Hardenstine parcel, which would still be preserved as proposed in the 2017 SEIR.

Figure 3, Proposed Preliminary Tree Removal Amendment Map, also shows each of the proposed Amendment Trees (labeled as “Proposed for Removal” and located within the “Amended Tree Permit Area”). Most of these trees are within the boundary of the Original Tree Permit, and all of the trees are within the boundary of the Oak Knoll Project site.

TABLE 1 – SUMMARY OF PROPOSED AMENDMENT TREES TO BE REMOVED

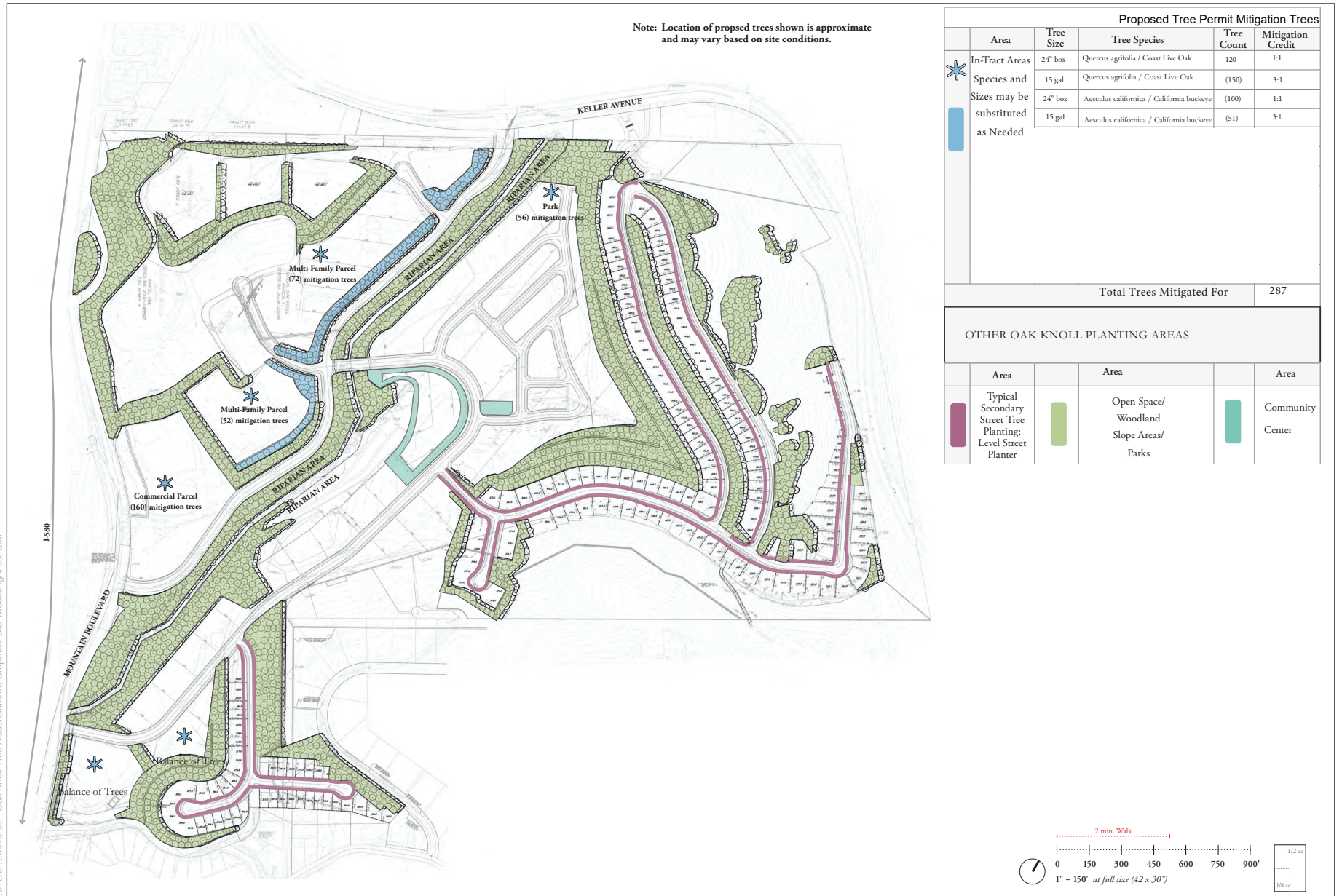
Species		Number
Native		287
Protected		
<i>Aesculus californica</i>	California buckeye	3
<i>Quercus agrifolia</i>	Coast live oak	272
<i>Salix laevigata</i>	Red willow	1
<i>Salix lasiolepis</i>	Arrow willow	3
<i>Sambucus Nigra Ssp. caerulea</i>	Blue elderberry	2
<i>Umbellularia californica</i>	California bay	6
Non-native		107
Non-protected		39
<i>Eucalyptus globulus</i>	Blue gum	30
<i>Pinus radiata</i>	Monterey pine	9
Protected		68
<i>Acacia decurrens</i>	Incense cedar	9
<i>Acacia longifolia</i>	Sydney golden wattle	12
<i>Acacia melanoxylon</i>	Blackwood acacia	12
<i>Cedrus deodara</i>	Deodar cedar	5
<i>Maytenus boaria</i>	Mayten	2
<i>Pinus ponderosa</i>	Ponderosa pine	20
<i>Prunus sp.</i>	Plum	4
<i>Quercus ilex</i>	Holly oak	3
<i>Robinia pseudoacacia</i>	Black locust	1
GRAND TOTAL		394

SOURCE: WRA, 2021

5.2.2 Tree Replacement Plan

In accordance with the Oakland Tree Ordinance (OMC, Title 12, Chapter 12.36) and the Original Tree Permit, the Project Applicant is required to provide replacement trees to mitigate the removal of the 287 native protected trees; the replacement trees are referred to as “Mitigation Trees.” **Figure 4, Proposed Preliminary Tree Mitigation Map**, shows the areas where the Mitigation Trees are proposed to be planted. The Preliminary Tree Mitigation Map also shows areas where replacement trees could be planted if more space is needed to accommodate the replacement plantings (labeled on Figure 4 as “Balance of Trees”). Taken together, the proposed Mitigation Tree locations and the Balance of Tree locations, there is more than enough room onsite to plant the required Mitigation Trees.

The species of Mitigation Trees that would be planted for the Amendment are all found to occur naturally within the vicinity of the Project Area and are from the list of permissible tree species specified in the Oakland Tree Ordinance. Species options for the Oak Knoll Mitigation Trees are listed in **Table 2, Tree Mitigation Scenario**, however, the species that ultimately will be planted will depend on the species available at the time of planting and other species permitted by Oakland’s tree preservation ordinance may be substituted for the listed species palette if necessary due to tree availability limitations; nonetheless, the tree sizes and mitigation ratios specified in the ordinance would be followed.



SOURCE: Hart Howerton 2015; WRA 2021, 2023

Oak Knoll Project Tree Permit Amendment

Figure 4
Proposed Preliminary Tree Mitigation Map

The number and size of Mitigation Trees planted will depend on the tree replacement ratios employed, which are established in the Oakland Tree Ordinance and are based on the size of replacement trees proposed. As shown in Table 2, to be applied in a way that totals the 287 Mitigation Trees required, the Tree Permit Amendment proposes to plant a combination of 24-inch box trees at a 1:1 (planted:removed) ratio and 15-gallon trees at a 3:1 ratio. The Mitigation Tree planting will also comply with the tree spacing requirements set forth in the Tree Ordinance. In the Figure 4 legend (Proposed Preliminary Tree Permit Mitigation Trees) represents an example of the Mitigation Tree plan that could be implemented for the Amendment.

Table 2 is an example scenario for mitigation planting that uses a variety of oak tree species and sizes which if approved by the City of Oakland as Mitigation Trees the replanting associated with the amendment will meet the criteria for mitigation ratios and required species.

TABLE 2 – TREE MITIGATION SCENARIO

Tree Size	Tree Species	Tree Count	Mitigation Credit	Number of Trees Mitigated For ^a
24" box	Quercus agrifolia / Coast Live Oak	120	1:1	120
15 gal	Quercus agrifolia / Coast Live Oak	150	3:1	50
24" box	Aesculus californica / California buckeye	100	1:1	100
15 gal	Aesculus californica / California buckeye	51	3:1	17
<i>Trees Planted</i>		421	<i>Trees</i>	287

^a Number of trees the mitigation tree planting and ratio is equivalent to.

5.3 Relation of Amendment to Other Approvals

The proposed Amendment supports development of the Oak Knoll Project and is consistent with the Project's existing approvals made with certification of the 2017 SEIR, since the proposed Amendment does not substantially change the location or dimensions of any improvements already approved by the City (see Section 4.1.3, *Entitlements and Other Approvals*). The proposed Amendment would result in an amendment to the 2017 Original Tree Permit. No other elements or entitlements of the Approved Project would change.

6. Summary of CEQA Findings

An evaluation of the Approved Oak Knoll Project with the proposed Tree Permit Amendment is provided in the CEQA Checklist in Section 7 that follows. This evaluation finds that the Project qualifies for an addendum to the certified 2017 SEIR, pursuant to California Public Resources Code Section 21166 and CEQA Guidelines Sections 15162 and 15164, as summarized below (and detailed in Attachment B to this

document), as all the potential environmental impacts associated with the Amendment would be within the envelope of environmental impacts already evaluated in the 2017 SEIR.

The Approved Project with the proposed Tree Permit Amendment would remain consistent with the development plan, density and land use characteristics analyzed in the 2017 SEIR and would only involve minor modifications to the existing site preparation and alterations due to tree removal, tree replacement and grading. The analysis in the 2017 SEIR adequately addresses any potential changes to the environmental effects associated with the proposed Amendment. Also, the Approved Project with the proposed Amendment still would be required to implement all mitigation measures and City of Oakland SCAs identified in the 2017 SEIR and presented in Attachment A to this document. No new mitigation measures or SCAs are necessary due to the Tree Permit Amendment.

In accordance with California Public Resources Code Section 21166 and CEQA Guidelines Sections 15162 and 15164, and as set forth in the CEQA Checklist below, the proposed Amendment qualifies for an addendum to the 2017 SEIR and the following findings can be made:

- **Summary of Addendum Findings.** The 2017 SEIR analyzed the impacts of Oak Knoll Project. The Oak Knoll Project with the proposed Amendment to the approved Tree Removal Permit would not result in new significant impacts not previously identified in the 2017 SEIR, nor result in a substantial increase in the severity of previously identified significant impacts by removing an additional 394 trees (compared to the approved 3,567 trees previously approved) within the Project area.

Although minor modifications would be made to the Oak Knoll Project site preparations, no new mitigation measures would be necessary to reduce significant impacts. No changes have occurred with respect to circumstances surrounding the Oak Knoll Project area that would cause significant environmental impacts to which the Project would contribute considerably, and no new information has been put forward that shows that the Amendment would cause significant environmental impacts. Therefore, no supplemental environmental review is required.

The above finding provides the basis for CEQA compliance.

Ed Manasse
Environmental Review Officer

Date

7. CEQA Checklist

7.1 Overview

This CEQA Checklist presents the comparative environmental analysis of the proposed Tree Permit Amendment to determine if the analysis in the certified 2017 SEIR for the Approved Project adequately encompasses the potential impacts of the Approved Project with the proposed Tree Permit Amendment. This analysis will assist the City to determine whether an addendum to the certified 2017 SEIR is suitable as the CEQA clearance for the proposed Tree Permit Amendment.

This CEQA Checklist does not address every applicable CEQA topic or significance threshold but focuses on those that are most pertinent to the City’s assessment of whether an addendum is suitable due to the Tree Permit Amendment. For each environmental topic, this CEQA Checklist summarizes the impact findings of the certified 2017 SEIR. Where there have been changes relevant to the analysis conducted in this CEQA Checklist to assess the proposed Tree Permit Amendment, those changes are discussed. All mitigation measures identified in the 2017 SEIR are also identified in Attachment A to this document. All SCAs identified in the 2017 SEIR are also listed in Attachment A to this document, which is incorporated by reference into this CEQA Checklist.⁵ The CEQA Checklist demonstrates that all of the previously-identified impacts, mitigation measures, and SCAs in the 2017 SEIR will continue to apply to the Approved Project with the proposed Tree Permit Amendment.⁶ Also, this CEQA Checklist hereby incorporates by reference the discussion and analysis of all potential environmental impact topics as presented in the certified 2017 SEIR.

This CEQA Checklist table for each environmental topic indicates whether the Project would result in:

- Equal or Less Severity of Impact Previously Identified in the 2017 SEIR;
- Substantial Increase in Severity of Previously Identified Significant Impact in the 2017 SEIR; and/or
- New Significant Impacts.

As stated in the Section 6, *Summary of CEQA Findings*, the Approved Project with the proposed Tree Permit Amendment would not result in a substantial increase in severity of significant impacts identified in the 2017 SEIR, nor would it result in a new significant impact, as demonstrated throughout this CEQA Checklist and explained in Attachment B that discusses compliance with CEQA Guidelines Sections 15162 and 15164.

⁵ In 1998, the U.S. Department of the Navy and the City of Oakland prepared, and Oakland certified, the *Environmental Impact Statement / Environmental Impact Report for the Disposal and Reuse of the Oak Knoll Naval Medical Center Oakland* (“1998 EIS/EIR”) to analyze the potential environmental impacts that could result from the U.S. Navy’s disposal of the former decommissioned Naval Medical Center Oakland (NMCO) property at Oak Knoll and implementation of conceptual land use alternatives for reuse development on the property. All mitigation measures identified for the first time in the 2017 SEIR (supplement to the 1998 EIS/EIR) are designated in the current SCAMMRP in Attachment A to this document as “New” (i.e., not previously identified in the 1998 EIS/EIR) or “Revised” (i.e., modified from the 1998 EIS/EIR mitigation).

⁶ If this CEQA Checklist or its attachments inaccurately identifies or fails to list a mitigation measure or SCA, the applicability of that mitigation measure or SCA to the Project is not affected.

7.2 Aesthetics

Would the project:	Equal or Less Severity of Impact Previously Identified in the 2017 SEIR	Substantial Increase in Severity of Previously Identified Significant Impact in the 2017 SEIR	New Significant Impact
a. Have a substantial adverse effect on a public scenic vista; or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, located within a state or locally designated scenic highway	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. substantially degrade the existing visual character or quality of the site and its surroundings;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. create a new source of substantial light or glare which would substantially and adversely affect day or nighttime views in the area;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Introduce landscape that would now or in the future cast substantial shadows on existing solar collectors (in conflict with California Public Resource Code sections 25980-25986);	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Cast shadow that substantially impairs the function of a building using passive solar heat collection, solar collectors for hot water heating, or photovoltaic solar collectors;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Cast shadow that substantially impairs the beneficial use of any public or quasi-public park, lawn, garden, or open space;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Cast shadow on an historic resource, as defined by CEQA Guidelines section 15064.5(a),6 such that the shadow would materially impair the resource's historic significance by materially altering those physical characteristics of the resource that convey its historical significance and that justify its inclusion on or eligibility for listing in the National Register of Historic Places, California Register of Historical Resources, Local Register of historical resources, or a historical resource survey form (DPR Form 523) with a rating of 1-5;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Require an exception (variance) to the policies and regulations in the General Plan, Planning Code, or Uniform Building Code, and the exception causes a fundamental conflict with policies and regulations in the General Plan, Planning Code, and Uniform Building Code addressing the provision of adequate light related to appropriate uses; or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j. Create winds that exceed 36 mph for more than one hour during daylight hours during the year.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2017 SEIR Findings

The 2017 SEIR determined that the Oak Knoll Project with the implementation of mitigation measures would result in a less than significant impact to **scenic vistas and scenic resources** (criteria a and b). The 2017 SEIR also identified less than significant impacts with implementation of SCAs for **visual character and visual quality** (criterion c) and **light and glare** (criterion d). The 2017 SEIR identified less than significant impacts regarding **shadow on open space and parks** (criteria g and h). No impacts were identified regarding **shadow on solar facilities** (criteria e and f), **variances affecting adequate light** (criterion i), and **wind hazards** (criterion j), which did not apply to the Project. Also, the 2017 SEIR did not identify any cumulative *Aesthetics* impacts.

Analysis of the Proposed Amendment

The 2017 SEIR analyzed substantial grading and associated tree removal in certain areas of the Project site. As presented in the 2017 SEIR, other than grading associated with the creek restoration, the most substantial grading and tree removal would occur on the lower hillsides and the south end of the Eastern Ridge in Uplands East, and in the southeast portion of the Creekside Village (areas designated in SEIR Figure 4.1-2, *Proposed Neighborhoods and Prominent Landscape*). The 2017 SEIR confirmed that the visibility of site changes from grading and tree removal would be limited from public locations.

As shown in Figure 3 (Proposed Preliminary Tree Removal Amendment Map) in Section 5.3 of this document, the Amendment Trees are primarily located along the perimeter areas of the Project site and within areas where tree removal and corrective grading was previously considered and analyzed. Specifically, the notable groupings of Amendment Trees are in the steepest areas of the site, which include the lower hillsides and the south end of the Eastern Ridge. The areas where the Amendment Trees would be removed and replaced would be within or immediately adjacent to the same areas previously considered, which are areas were previously confirmed to not be readily visible from public locations offsite. The distribution of Amendment Trees and additional grading would not change the extent to which prominent areas of the Project Site are visible from offsite public locations. Furthermore, Amendment Trees within the development area of the new single-family homes proposed on the Eastern Ridge would be addressed by Replacement Mitigation Measure AES-1 identified in the 2017 SEIR. Also, as analyzed in the 2017 SEIR the proposed Amendment would not remove additional trees from the approximately 12 acres of oak woodland in the Hardenstine parcel, which would still be preserved. In sum, the Amendment would not change the impacts to scenic vistas and scenic resources identified in the 2017 SEIR.

Based on the characteristics described above, the Amendment would not result in substantial change to the visual character of the Project site, which would remain similar to other surrounding residential areas in the short and long term. The overall Project site would continue to not be highly visible from public locations and would continue to benefit from the proposed revegetated open space areas, which the Amendment would contribute to. As a result, the Amendment would not change the impacts to visual character and visual quality identified in the 2017 SEIR. Nor would the Amendment change any aspects of light and glare, shadows, light access, or wind analyzed in the 2017 SEIR, as neither the proposed additional removal and replacement of trees nor the corrective grading changes involve new sources of light or glare, cast new shadow, or changes to wind hazard criteria. Overall, the Amendment would not change any of the *Aesthetics* impacts identified in the 2017 SEIR, which are identified under *2017 SEIR Findings* above.

Summary

No new or substantial increase in previously identified *Aesthetics* impacts would occur with the proposed Amendment compared to those identified in the 2017 SEIR. Nor is there new information of substantial importance or changed circumstances that would change the 2017 SEIR analysis. **Replacement Mitigation Measure AES-1** would continue to apply with the proposed Amendment. The following SCAs identified in the 2017 SEIR would also continue to apply: **SCA AES-1** (Graffiti Control), **SCA AES-2** (Landscape Plan) and **SCA AES-3** (Lighting). (See Attachment A for full text of applicable mitigation measures and SCAs.)

7.3 Air Quality

Would the project:	Equal or Less Severity of Impact Previously Identified in the 2017 SEIR	Substantial Increase in Severity of Previously Identified Significant Impact in the 2017 SEIR	New Significant Impact
a. During project construction result in average daily emissions of 54 pounds per day of ROG, NO _x , or PM _{2.5} or 82 pounds per day of PM ₁₀ ;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. During project operation result in average daily emissions of 54 pounds per day of ROG, NO _x , or PM _{2.5} , or 82 pounds per day of PM ₁₀ ; result in maximum annual emissions of 10 tons per year of ROG, NO _x , or PM _{2.5} , or 15 tons per year of PM ₁₀ ;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Contribute to carbon monoxide (CO) concentrations exceeding the California Ambient Air Quality Standards (CAAQS) of nine parts per million (ppm) averaged over eight hours and 20 ppm for one hour;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. For new sources of Toxic Air Contaminants (TACs), during either project construction or project operation expose sensitive receptors to substantial levels of TACs under project conditions resulting in (a) an increase in cancer risk level greater than 10 in one million, (b) a noncancer risk (chronic or acute) hazard index greater than 1.0, or (c) an increase of annual average PM _{2.5} of greater than 0.3 microgram per cubic meter; or, under cumulative conditions, resulting in (a) a cancer risk level greater than 100 in a million, (b) a noncancer risk (chronic or acute) hazard index greater than 10.0, or (c) annual average PM _{2.5} of greater than 0.8 microgram per cubic meter;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Expose new sensitive receptors to substantial ambient levels of Toxic Air Contaminants (TACs) resulting in (a) a cancer risk level greater than 100 in a million, (b) a noncancer risk (chronic or acute) hazard index greater than 10.0, or (c) annual average PM _{2.5} of greater than 0.8 microgram per cubic meter; or.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Frequently and for a substantial duration, create or expose sensitive receptors to substantial objectionable odors affecting a substantial number of people.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2017 SEIR Findings

The 2017 SEIR determined that, even with the implementation of mitigation measures and SCAs, the Oak Knoll Project would result in a significant and unavoidable impact regarding **operational criteria pollutant emissions** (criterion b), including cumulative impacts. **Less** than significant impacts with the implementation of SCAs were identified for **construction criteria pollutants** (criterion a), **construction and operation TAC generation** (criterion d), and **construction TACs exposure** (criterion e). No impacts were identified for **CO concentrations** (criterion c) and **odors** (criterion f).

Analysis of the Proposed Amendment

Removal of the Amendment Trees would not change the development program of the Approved Project, therefore there would be no change to any operational air quality emissions or odor impacts identified in the 2017 SEIR, which are listed in the paragraph above. There are 394 Amendment Trees that would be removed during site preparation activities, inclusive of site grading. The addition of 394 trees to the 3,567

trees already approved for, and within areas already identified for, removal would not substantially extend the duration of site preparation activities.

As discussed in further detail in Section 7.6, *Geology and Soils*, in this checklist, the purpose of the proposed Amendment is to facilitate the additional corrective grading necessary to stabilize soils in specific parts of the Project area, which was not originally anticipated in the 2017 SEIR. Some of the expanded corrective grading work would deeper excavations, however, same as with that previously analyzed, the additional excavated soil would be redistributed onsite, resulting in no additional off-haul or on-haul required compared to that studied in the 2017 SEIR. The total volume of grading would remain up to 3 million cubic yards and occur in three phases across the Project site, all within the analysis in the 2017 SEIR, and construction period SCAs would continue to be implemented with the Amendment. Therefore, the additional earth moved would not change the construction air quality emissions impacts identified in the 2017 SEIR. Overall, the proposed Amendment would not change any of the *Air Quality* impacts identified in the 2017 SEIR.

Summary

The proposed Amendment would not result in any new or substantially more severe *Air Quality* impacts compared to those identified in the 2017 SEIR because there would be no change in any of the Project's features that result in air emissions or odors. Nor is there new information of substantial importance or changed circumstances that would change the 2017 SEIR *Air Quality* analysis. No supplemental environmental review is required.

New Mitigation Measure AIR-2.1 (Use Low and Super-compliant VOC Architectural Coatings in Maintaining Buildings through CC&Rs), and **New Mitigation Measure AIR-2.2** (Promote use of Green Consumer Products) would continue to apply with the proposed Amendment. Also, the following SCAs identified in the 2017 SEIR would continue to apply with the proposed Amendment: **SCA AIR-1** (Construction-Related Air Pollution Controls [Dust and Equipment Emissions]), **SCA AIR-2** (Exposure to Air Pollution [Toxic Air Contaminants]), **SCA TRA-4** (Parking and Transportation Demand Management), **SCA GHG-1** (Greenhouse Gas [GHG] Reduction Plan) and **SCA GHG-2** (Green Building Requirements – Bay Friendly Landscape).

7.4 Biological Resources

Would the project:	Equal or Less Severity of Impact Previously Identified in the 2017 SEIR	Substantial Increase in Severity of Previously Identified Significant Impact in the 2017 SEIR	New Significant Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Have a substantial adverse effect on federally protected wetlands (as defined by Section 404 of the Clean Water Act) or state protected wetlands, through direct removal, filling, hydrological interruption, or other means;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Substantially interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Fundamentally conflict with the City of Oakland Tree Protection Ordinance (Oakland Municipal Code [OMC] Chapter 12.36) by removal of protected trees under certain circumstances; or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Fundamentally conflict with the City of Oakland Creek Protection Ordinance (OMC Chapter 13.16) intended to protect biological resources.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2017 SEIR Findings

The 2017 SEIR determined that the Oak Knoll Project would result in a potentially significant impact, mitigated to less than significant with mitigation measures and SCAs and SCA Implementation Measures, for **special status animal species** (criterion a) and **riparian habitat** (criterion b).

The 2017 SEIR determined that the Oak Knoll Project would also result in less than significant impacts with the implementation of SCAs and an SCA Implementation Measure for **wetlands or other waters** (criterion c); with the implementation of SCAs and a Recommendation for **Tree Protection Ordinance** (criterion f); and with the implementation of SCAs alone for **wildlife movement** (criterion d) and **Oakland Creek Protection Ordinance** (criterion g). Also, the 2017 SEIR identified a less than significant impact with a Recommendation measure for **special status plant species** (criterion a). Also, the 2017 SEIR did not identify a cumulatively considerable contribution to cumulative biological resources effects.

The 2017 SEIR determined that because oak woodland is considered a sensitive natural community within the Project site due to the local rarity of oak woodland, the Project impact was determined potentially significant. In total, 28.89 acres of oak woodland occur within the Project site – primarily in the southern (in and adjacent to the Hardenstine Parcel) and northeast areas of the site and along the creek. Approximately 16.6 acres would be temporarily or permanently disturbed under the Project (this

includes the 0.76 acres to be disturbed within the Creek Restoration Area). Implementation of the New Mitigation Measure BIO-2 identified in the 2017 SEIR, the enhancement and creation of oak woodland, and the preservation of approximately 12 acres of oak woodland within the Hardenstine Parcel, would result in a combined total of approximately 58 acres of oak woodland within the Project site upon Project completion. Together, these actions reduced the impact on existing oak woodland to less than significant. Project impacts to 3.86 acres of the sensitive natural community native purple needlegrass grassland were determined less than significant with no mitigation required.

The 2017 SEIR also determined that by obtaining a Tree Removal and Protection Permit (SCA-5) to remove and mitigate for the removal of the 3,567 City protected trees from the site, and with implementation of the Project's tree mitigation plan, there would be no conflict with the City's Tree Protection Ordinance and the impact would be less than significant. The Project sponsor prepared detailed site grading and development plans, conducted a site-specific survey of trees to be removed, proposed a tree mitigation plan based on the requirements of the City's Tree Protection Ordinance, and obtained a Tree Removal and Protection Permit. These submittals satisfied the 1998 EIS/EIR Mitigation 2, as well as adhered to City of Oakland SCA BIO-5 (Tree Permit).

Analysis of the Proposed Amendment

The additional 394 tree removals required with the Tree Permit Amendment are situated within and around the Project area previously analyzed in the 2017 SEIR and as depicted in **Figure 3, Proposed Preliminary Tree Removal Amendment Map** (in Section 5, *Project Description*, of this document). The proposed Amendment Trees would be removed primarily from perimeter areas of the Project site and within areas where tree removal and corrective grading was previously considered. Specifically, the notable groupings of Amendment Trees are in the steepest areas of the site, which include the Eastern Hillside/Eastern Knoll area, and the Southern Knoll and Hillside area within the Hardenstine Parcel. The Hardenstine Parcel contains and is adjacent to coast live oak woodland, east of the Powerhouse Creek tributary which contains coast live oak woodland, and from along the south and west Project site boundaries. However, the Amendment would not affect the approximately 12 acres of oak woodland in the Hardenstine parcel, which would still be preserved as proposed by the Oak Knoll Project and considered in the 2017 SEIR.

Special-Status Species, Wildlife Corridors, Wetlands, and Creek Protection

Because the Amendment Trees are situated within and around the Project area previously analyzed in the 2017 SEIR, their removal would not result in any new adverse effects or substantially increase the severity of significant impacts on special-status plant or animal species, wildlife corridors, jurisdictional wetlands and other waters, or create new or more severe conflicts with the City's Creek Protection Ordinance beyond what is described in the 2017 SEIR. This is because implementation of the City's relevant SCAs, SCA Implementation Measures, and mitigation measures identified in the 2017 SEIR would continue to apply to the Amendment and sufficiently avoid, minimize, or mitigate the potential Project impacts on these resources; no additional protective action is necessary.

Riparian and Other Sensitive Habitat

The Amendment does not involve any part of the riparian corridor along the daylighted creek, and approximately 38 Amendment Trees located along Keller Road near the culverted portion of the creek would be removed. The creek-relevant index sheets of the Tree Removal Amendment Map (sheets No. 1, 9 and 10) and the creek exhibit from the 2017 SEIR (Draft SEIR Figure 4.3-2) are included as Attachment C to this document for detailed cross reference.

Although Amendment Trees would be removed from within areas of the site containing the coast live oak woodland sensitive natural community, removal of additional trees in that area would not result in any new adverse effects or substantially increase the severity of significant impacts on the coast live oak woodland areas beyond that described in the 2017 SEIR, given implementation of the 2017 SEIR New Mitigation Measure 2, SCA BIO-3 (Creek Protection Plan), and SCA Implementation Measure BIO-3.1 that would continue to sufficiently avoid, minimize, or mitigate the Project impacts on these resources and associated with the additional proposed tree removal to a less-than-significant level such that no additional protective action is necessary. Implementation of New Mitigation Measure BIO-2 in the 2017 SEIR would sufficiently compensate for the additional impacts to oak woodland through the onsite enhancement and creation of oak woodland, and the preservation of existing oak woodland within the Hardenstine Parcel (approximately 12-acres; same as described in the 2017 SEIR.)

Also the New Mitigation Measure BIO-2 identified in the 2017 SEIR specifies a 2:1 mitigation ratio (restored/preserved area: impacted area) to be implemented through either onsite mitigation associated with a Habitat Mitigation and Monitoring Plan, prepared by the Project sponsor, or through paying an in-lieu fee to a natural resource agency, or non-profit organization that would use the fees to protect or enhance oak woodland habitat of the region. The Project sponsor has committed to mitigating onsite and prepared the required Tree Replacement Plan which has been approved by the City and satisfies New Mitigation Measure BIO-2 (WRA 2021). Also, there would be no additional disturbance to the site's native purple needlegrass grassland sensitive natural community associated with the proposed additional tree removal; therefore, there is no change in the less than significant impact conclusion as described in the 2017 SEIR.

Tree Protection

As previously discussed, the Project sponsor has received City approval of a Tree Replacement Plan since publication of the 2017 SEIR which would replant more than 8,500 native trees across more than 40 acres of the Project site to compensate for the removal of protected trees at a greater than 2:1 overall mitigation

ratio. As described in the Project Description (Section 5 of this document), consistent with the approved 2017 Tree Replacement/Mitigation Plan, replacement tree species include more than 10 native tree species, all of which are found to occur naturally within the vicinity of the Project Area. They would be planted in four conceptual planting areas of the site: open space/woodland slope areas, street tree planting areas, community center, and in-tract areas. (WRA, 2015b)

The Project is required to mitigate in the form of replacement trees for removal of protected native tree species but is not requiring replacement trees for the removal of non-native trees protected under the City's ordinance. Even with the proposed removal of 394 additional protected trees (287 native protected trees), increasing the total protected trees to be removed from the site from 3,567 to 3,961, the mitigation ratio for replacement trees to be planted onsite is to still exceed a 2:1 mitigation ratio (replaced: impacted) with planting of the more than 8,500 native trees onsite. Therefore, the impact associated with removal of the Amendment Trees is within that analyzed in the 2017 SEIR and as such not new or substantially more severe than described in the 2017 SEIR.

Consistent with the findings of the 2017 SEIR, the Tree Removal Permit Amendment, which includes mitigation requirements and incorporates the approved Tree Replacement Plan among other required submittals, complies with the City of Oakland's Tree Protection Ordinance and SCA BIO-5 (Tree Permit) and satisfies the 1998 EIS/EIS Mitigation 2. No further protective action is required to avoid, minimize or compensate for additional Project impacts to trees protected under the City of Oakland's Tree Protection Ordinance.

Summary

The proposed Amendment would not result in any new or substantially more severe *Biological Resources* impacts compared to those identified in the 2017 SEIR. Nor is there new information of substantial importance or changed circumstances that would change the 2017 SEIR *Biological Resources* analysis. No supplemental environmental review is required.

New Mitigation Measure BIO-1.1 (Measures to Protect Special-Status Bats and Bat Maternity Roosts), **New Mitigation Measure BIO-1.2** (Measures to Protect San Francisco Dusky-footed Woodrat), and **New Mitigation Measure BIO-2** (Restoration/Preservation/Enhancement of Riparian Habitat and Oak Woodland) would continue to apply with the proposed Amendment. No new or modified mitigation measures are required.

Also, the following SCAs identified in the 2017 SEIR would continue to apply with the proposed Amendment: **SCA BIO-1 (Tree Removal during Bird Breeding Season)**, **SCA BIO-2 (Bird Collision Reduction Measures)**, **SCA BIO-3 (Creek Protection Plan)**, **SCA BIO-4 (Dewatering/Diversions)**, **SCA BIO-5 (Tree Removal and Protection Permit)**, in addition to **SCA HYD-1 (Erosion and Sedimentation Control Plan for Construction)** and **SCA HYD-2 (State Construction General Permit)** would continue to apply and be implemented by the Project. To further the implementation of SCA BIO-1, SCA BIO-2, and SCA BIO-3, the following would also continue to apply with the Amendment: **SCA Implementation Measure BIO-1.1 (Migratory and Special-status Birds)**, **SCA Implementation Measure BIO-1.2 (Worker Environmental Awareness Training)**, and **SCA Implementation Measure BIO-3.1 (Powerhouse Creek Building Restrictions)**. Also, while not required to address potential

environmental effects, the Project sponsor remains committed to implement **Recommendation BIO-1** to address localized impacts to Oakland star tulip.

7.5 Cultural Resources

Would the project:	Equal or Less Severity of Impact Previously Identified in the 2017 SEIR	Substantial Increase in Severity of Previously Identified Significant Impact in the 2017 SEIR	New Significant Impact
a. Cause a substantial adverse change in the significance of an historical resource as defined in CEQA Guidelines Section 15064.5. Specifically, a substantial adverse change includes physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the historical resource would be "materially impaired." The significance of an historical resource is "materially impaired" when a project demolishes or materially alters, in an adverse manner, those physical characteristics of the resource that convey its historical significance and that justify its inclusion on, or eligibility for inclusion on an historical resource list (including the California Register of Historical Resources, the National Register of Historic Places, Local Register, or historical resources survey form (DPR Form 523) with a rating of 1-5);	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature; or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2017 SEIR Findings

The 2017 SEIR determined that the Oak Knoll Project would result in a potentially significant impact, mitigated to less than significant, for **historic resources (Club Knoll)** (criterion a). Also, less than significant impacts with the implementation of SCAs were identified for **archaeological resources** (criterion b), **paleontological resources** (criterion c), **human remains** (criterion d), as well as all cumulative impacts. Also, a less than significant impact was identified to **historic resources (Club Knoll Garage)** (criterion a).

Analysis of the Proposed Amendment

Removal of the Amendment Trees would not change any aspect of the Approved Project that could affect any historic, archaeological, paleontological resources or human remains, specifically since most of the additional tree removals would occur in the Project area previously analyzed in the 2017 SEIR. Therefore, the proposed Amendment would not change any of the *Cultural Resources* impacts identified in the 2017 SEIR, which are summarized in the paragraph above.

Summary

Based on the analysis discussed above, the proposed Amendment would not result in any new or substantially more severe *Cultural Resources* impacts compared to those identified in the 2017 SEIR. Nor is there new information of substantial importance or changed circumstances that would change the 2017 SEIR *Cultural Resources* analysis. No supplemental environmental review is required.

New Mitigation Measure CUL-1.1 (HABS Documentation), **New Mitigation Measure CUL-1.2** (Baseline Building Conditions Study [Structural]), **New Mitigation Measure CUL-1.3** (Relocation Travel Route), **New Mitigation Measure CUL-1.4** (Building Features Inventory and Plan), and **New Mitigation Measures CUL-1.5** (Specific Relocation/Rehabilitation Measures) would continue to apply with the proposed Amendment. Also, the following SCAs identified in the 2017 SEIR would continue to apply with the proposed Amendment: **SCA CUL-1** (Archaeological and Paleontological Resources – Discovery During Construction), **SCA CUL-2** (Archaeologically Sensitive Areas – Pre-Construction Measures) and **SCA CUL-3** (Human Remains – Discovery During Construction).

7.6 Geology and Soils

Would the project:	Equal or Less Severity of Impact Previously Identified in the 2017 SEIR	Substantial Increase in Severity of Previously Identified Significant Impact in the 2017 SEIR	New Significant Impact
a. Expose people or structures to substantial risk of loss, injury, or death involving:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map or Seismic Hazards Map issued by the State Geologist for the area or based on other substantial evidence of a known fault;			
2. Strong seismic ground shaking;			
3. Seismic-related ground failure, including liquefaction, lateral spreading, subsidence, collapse; or			
4. Landslides;			
b. Result in substantial soil erosion or loss of topsoil, creating substantial risks to life, property, or creeks/waterways.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2013, as it may be revised), creating substantial risks to life or property;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Be located above a well, pit, swamp, mound, tank vault, or unmarked sewer line, creating substantial risks to life or property;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Be located above landfills for which there is no approved closure and post-closure plan, or unknown fill soils, creating substantial risks to life or property; or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
In addition, the Project would cause significant adverse impacts related to Mineral Resources if it would:			
g. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2017 SEIR Findings

The 2017 SEIR determined that the Oak Knoll Project would result in a potentially significant impact, mitigated to less than significant, for **risk from unknown conditions** (criteria d and e), and less than significant impacts with the implementation of SCAs and SCA Implementation Measures for all other *Geology and Soils* topics: **strong seismic ground shaking** (criterion a.2), **seismic-related ground failure** (criterion a.3), **landslides** (criterion a.4), **soil erosion or loss of topsoil** (criterion b), **expansive soils** (criterion c), as well as all cumulative impacts. Also, no impact was identified regarding **rupture of a known earthquake fault** (criterion a.1).

Analysis of the Proposed Amendment

The additional tree removals under the Amendment would be situated within the Project area previously analyzed in the 2017 SEIR. Therefore, it would not change the potential impacts associated with proximity of the Project site to known or unknown geographic or seismic risks. However, because the Amendment involves modifications to site preparation activities, specifically tree removal and grading, soil stability and erosion could be affected.

Since certification of the 2017 SEIR, preparation of site-specific geotechnical investigations (in accordance with SCA Implementation Measures identified in the 2017 SEIR) showed that additional corrective grading to stabilize soils would be necessary in specific parts of the Project area not originally anticipated. Some of the additional areas are located within or slightly beyond areas considered in the proposed grading and tree removal plans analyzed in the 2017 SEIR (Draft SEIR Figures 3-15a through 3-20). As a result, the trees located in these areas of additional corrective grading constitute the Amendment Trees, which are shown in Figure 3 (Proposed Preliminary Tree Removal Amendment Map).

The removal of the proposed Amendment Trees throughout the Project site would not adversely affect existing site conditions. Instead, the Amendment would accommodate the expanded work necessary to address unstable topographic features in and around the Project area, such as soil instability, erosion, and liquefaction. The additional grading and excavation would not change the original estimate of total earth movement of up to 3 million cubic yards, and the grading would continue to occur in three phases across the Project site. All soil movement would continue to be redistributed onsite, same as analyzed in the 2017 SEIR. Moreover, as discussed in Section 7.4, *Biological Resources*, in this checklist, the proposed overall tree replanting would remain at a ratio greater than 2:1 (greater than 4:1 for native trees) and would contribute to the stabilization of soils where the Amendment Trees are removed. New and replacement trees help stabilize soils by providing tree canopy (minimizing rain impact) and anchoring roots. The Amendment will also incorporate applicable *Hydrology and Water Quality* SCAs address soil stabilization, in addition to the *Geology and Soils* mitigation measures and SCAs listed below. Overall, the proposed Amendment would not change any of the *Geology and Soils* impacts identified in the 2017 SEIR, which are identified under *2017 SEIR Findings* above.

Summary

The proposed Amendment would not result in any new or substantially more severe *Geology and Soils* impacts compared to those identified in the 2017 SEIR. Nor is there new information of substantial importance or changed circumstances that would change the 2017 SEIR *Geology and Soils* analysis. No supplemental environmental review is required.

New Mitigation Measure GEO-3 (Encounter of Previously Unidentified Conditions) would continue to apply to the proposed Amendment. The following SCA Implementation Measures identified in the 2017 SEIR would continue to apply to the proposed Amendment: **SCA Implementation Measure GEO-2.1** (Site-specific Geotechnical Report), **SCA Implementation Measure GEO-2.2** (Corrective Measures), and **SCA Implementation Measures GEO-2.3** (Unstable Site Conditions), all to further implement SCA GEO-2, below. Also, the following SCAs identified in the 2017 SEIR would continue to apply to the proposed Amendment: **SCA GEO-1** (Soils Report), **SCA GEO-2** (Seismic Hazards Zone - Landslide/Liquefaction), **SCA GEO-3** (Construction-Related Permit(s)) and **SCA GEO-4** (Oakland Area

Geologic Hazard Abatement District – GHAD), in addition to **in addition to SCA HYD-1 (Erosion and Sedimentation Control Plan for Construction)** and **SCA HYD-2 (State Construction General Permit)**.

7.7 Greenhouse Gas and Climate Change

Would the project:	Equal or Less Severity of Impact Previously Identified in the 2017 SEIR	Substantial Increase in Severity of Previously Identified Significant Impact in the 2017 SEIR	New Significant Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment, specifically: <ul style="list-style-type: none"> For a project involving a land use development, produce total emissions of more than 1,100 metric tons of CO₂e annually AND more than 4.64 metric tons of CO₂e per service population annually. The service population includes both the residents and the employees of the project. The project's impact would be considered significant if the emissions exceed BOTH the 1,100 metric tons threshold and the 4.6 metric tons threshold. Accordingly, the impact would be considered less than significant if the project's emissions are below EITHER of these thresholds. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Fundamentally conflict with an applicable plan, policy, or regulation adopted for the purposes of reducing greenhouse gas emissions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2017 SEIR Findings

The 2017 SEIR determined that the Oak Knoll Project with the implementation of SCAs would result in less than significant impacts regarding **greenhouse gas emissions (GHG)** (criterion a) and **GHG emissions reduction plans** (criterion b).

Analysis of the Proposed Amendment

Removal of the Amendment Trees would not change the development program of the Approved Project, therefore there would be no change to any GHG emissions identified in the 2017 SEIR. As discussed under Section 7.3, *Air Quality*, of this checklist, there are 394 additional Amendment Trees that would be removed during site preparation activities, which includes grading. Adding 394 tree removals to the 3,567 tree removals previously-approved would not substantially extend the duration of site preparation activities previously analyzed.

As discussed in detail in Section 7.6, *Geology and Soils*, in this checklist, some of the expanded corrective grading work proposed necessitating the removal of the Amendment Trees would continue to be redistributed onsite, and the total volume of grading would remain up to 3 million cubic yards and occur in three phases across the Project site, as originally analyzed. Therefore, the additional earth moved would not change the construction GHG emissions impacts identified in the 2017 SEIR. Overall, the proposed Amendment would not change any of the *Greenhouse Gas and Climate Change Emissions* impacts identified in the 2017 SEIR, as identified under *2017 SEIR Findings* above.

Summary

The proposed Amendment would not result in any new or substantially more severe *GHG Emissions and Climate Change* impacts compared to those identified in the 2017 SEIR. Nor is there new information of

substantial importance or changed circumstances that would change the 2017 SEIR *GHG Emissions and Climate Change* analysis. No supplemental environmental review is required.

The following SCAs identified in the 2017 SEIR would continue to apply with the proposed Amendment: **SCA AIR-1** (Construction-Related Air Pollution Controls), **SCA GHG-1** (Greenhouse Gas [GHG] Reduction Plan), **SCA GHG-2** (Green Building Requirements – Bay Friendly Landscape), **SCA TRA-4** (Parking and Transportation Demand Management) and **SCA UTIL-6** (Water Efficient Landscapes-WELO).

7.8 Hazards and Hazardous Materials

Would the project:	Equal or Less Severity of Impact Previously Identified in the 2017 SEIR	Substantial Increase in Severity of Previously Identified Significant Impact in the 2017 SEIR	New Significant Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Create a significant hazard to the public through the storage or use of acutely hazardous materials near sensitive receptors;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (i.e., the "Cortese List") and, as a result, would create a significant hazard to the public or the environment;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Result in less than two emergency access routes for streets exceeding 600 feet in length unless otherwise determined to be acceptable by the Fire Chief, or his/her designee, in specific instances due to climatic, geographic, topographic, or other conditions;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Be located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, and would result in a significant safety hazard for people residing or working in the project area;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Be located within the vicinity of a private airstrip, and would result in a significant safety hazard for people residing or working in the project area;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Fundamentally impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2017 SEIR Findings

The 2017 SEIR determined that the Oak Knoll Project would result in less than significant *Hazards and Hazardous Materials* impacts to **emergency access routes** (criterion f) and **emergency response/evacuation plan** (criterion i). The following less than significant impacts were achieved with the implementation of SCAs: **routine transport, use and disposal of hazardous materials** (criterion a), **upset or accidental release** (criterion b), **storage/use near sensitive receptors** (criterion c), and **risk near schools** (criterion d). Also, the following less than significant impacts were achieved with SCAs and the addition of SCA Implementation Measures: **hazmat sites listing** (criterion e), **wildland fires** (criterion

j), as well as all cumulative impacts. No impacts were associated with an **airport land use plan** (criterion g) and proximity to an **airstrip** (criterion h).

Analysis of the Proposed Amendment

The additional tree removals under the Amendment would be in the Project area previously analyzed in the 2017 SEIR. Therefore, it would not change the potential impacts associated with hazardous conditions in the Project area.

As discussed in Section 7.3, *Air Quality*, and 7.6, *Geology and Soils*, in this checklist, the Amendment would modify aspects of site preparation activities, including grading and excavation within or slightly beyond areas previously considered. As shown in Figure 3 (Proposed Preliminary Tree Removal Amendment Map), the Amendment Trees are located on the perimeter and hillside areas of the Project site, generally not near areas of where previous sources of contaminants exists – the demolished hospital and related buildings, vehicle operations facilities or certain utility infrastructure and underground storages. However, as detailed in the 2017 SEIR, potential hazardous soil and infrastructure conditions may be encountered and disturbed during site preparation, grading, and excavation activities.

SCAs and SCA Implementation Measures identified in the 2017 SEIR would continue to apply with the Amendment and ensure that any lead-impacted soils and/or asbestos-containing utility lines and pipes would be segregated during the grading process and appropriately disposed of, either on or off site. An approved soil risk management plan would be in place to specify the testing and other procedures to be followed if additional areas of contaminated soil are encountered during grading or later phases of project construction, as established in the 2017 SEIR. Overall, the proposed Amendment would not change any of the *Hazards and Hazardous Materials* impacts identified in the 2017 SEIR, which are identified under *2017 SEIR Findings* above.

Summary

The proposed Amendment would not result in any new or substantially more severe *Hazards and Hazardous Materials* impacts compared to those identified in the 2017 SEIR. Nor is there new information of substantial importance or changed circumstances that would change the 2017 SEIR *Hazards and Hazardous Materials* analysis. No supplemental environmental review is required.

The following SCAs identified in the 2017 SEIR would continue to apply with the proposed Amendment: **SCA HAZ-1** (Hazardous Materials Related to Construction), **SCA HAZ-2** (Site Contamination), **SCA HAZ-3** (Hazardous Materials Business Plan), **SCA HAZ-4** (Fire Safety Phasing Plan), **SCA HAZ-5** (Wildfire Prevention Area – Vegetation Management), and **SCA HYD-2** (State Construction General Permit). The following SCA Implementation Measures identified in the 2017 SEIR would also continue to apply to the proposed Amendment: **SCA Implementation Measures HAZ-2.1 through HAZ 2.4** to further implement SCA HAZ-2 (Site Contamination) and **SCA Implementation Measure HAZ-4.1** to further implement SCA HAZ-4 (Fire Safety Phasing Plan).

7.9 Hydrology and Water Quality

Would the project:	Equal or Less Severity of Impact Previously Identified in the 2017 SEIR	Substantial Increase in Severity of Previously Identified Significant Impact in the 2017 SEIR	New Significant Impact
a. Violate any water quality standards or waste discharge requirements;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or proposed uses for which permits have been granted);	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Result in substantial erosion or siltation on- or off-site that would affect the quality of receiving waters;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Result in substantial flooding on- or off-site;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Create or contribute substantial runoff which would exceed the capacity of existing or planned stormwater drainage systems;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Create or contribute substantial runoff which would be an additional source of polluted runoff;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Otherwise substantially degrade water quality;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, that would impede or redirect flood flows;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Place within a 100-year flood hazard area structures which would impede or redirect flood flows;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j. Expose people or structures to a substantial risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
k. Expose people or structures to a substantial risk of loss, injury, or death as a result of inundation by seiche, tsunami, or mudflow;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
l. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course, or increasing the rate or amount of flow, of a creek, river, or stream in a manner that would result in substantial erosion, siltation, or flooding, both on- or off-site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
m. Fundamentally conflict with the City of Oakland Creek Protection Ordinance (OMC Chapter 13.16) intended to protect hydrologic resources.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2017 SEIR Findings

The 2017 SEIR determined that the Oak Knoll Project with the implementation of SCAs would result in less than significant *Hydrology and Water Quality* impacts for **water quality standards** (criterion a), **groundwater supplies** (criterion b), **erosion** (criteria c and g), **floodings** (criterion d), **stormwater drainage** (criteria e and f), **drainage pattern** (criterion l), **creek protection ordinance** (criterion m), and all related cumulative impacts. No impacts were impacts regarding **100-year flood hazards** (criteria h and i), **levee failure** (criterion j) and **inundation by seiche, tsunami, or mudflow** (criterion l).

Analysis of the Proposed Amendment

The additional tree removals under the Amendment would not change the potential impacts associated with *Hydrology and Water Quality* in the Project area. The Amendment would modify aspects of site grading and excavation in perimeter areas of the Project site, as shown in Figure 3 (Proposed Preliminary Tree Removal Amendment Map). As assessed in the 2017 SEIR, grading activity would dislodge soil particles and potentially cause soil erosion that could affect water quality. The same SCAs, which include existing regulatory requirements pertinent to water quality, would continue to apply under the Amendment.

The Amendment would not affect changes to the amount of impervious surfaces or drainage patterns on the Project site. The 2017 SEIR analysis determined that site alterations that could affect drainage on the site were not considered substantial, and removal of the additional trees are not in a location or number that would change that determination. There are Amendment Trees located within the Rifle Range Creek corridor or its tributaries. An approved Storm Drainage Master Plan and Stormwater Treatment Plan containing requirements and best management practices to address water quality and stormwater runoff from the site would continue to apply to the Project, including the Amendment. Overall, the proposed Amendment would not change any of the *Hydrology and Water Quality* impacts identified in the 2017 SEIR, which are identified under *2017 SEIR Findings* above.

Summary

The proposed Amendment would not result in any new or substantially more severe *Hydrology and Water Quality* impacts compared to those identified in the 2017 SEIR. Nor is there new information of substantial importance or changed circumstances that would change the 2017 SEIR *Hydrology and Water Quality* analysis. No supplemental environmental review is required.

The following SCAs identified in the 2017 SEIR would continue to apply with the proposed Amendment: **SCA HYD-1** (Erosion and Sedimentation Control Plan for Construction), **SCA HYD-2** (State Construction General Permit), **SCA HYD-3** (Drainage Plan for Post-Construction Stormwater Runoff on Hillside Properties), **SCA HYD-4** (Site Design Measures to Reduce Stormwater Runoff), **SCA HYD-5** (Source Control Measures to Limit Stormwater Pollution), **SCA HYD-6** (NPDES C.3 Stormwater Requirements for Regulated Projects), **SCA HYD-7** (Architectural Copper), **SCA HYD-8** (Vegetation Management on Creekside Properties), **SCA BIO-3** (Creek Protection Plan), **SCA BIO-4** (Creek Dewatering/Diversion), **SCA HAZ-1** (Hazardous Materials Related to Construction), **SCA HAZ-2** (Site Contamination) and **SCA UTIL-6** (Water Efficient Landscapes (WELO)).

7.10 Land Use, Plans, and Policies

Would the project:	Equal or Less Severity of Impact Previously Identified in the 2017 SEIR	Substantial Increase in Severity of Previously Identified Significant Impact in the 2017 SEIR	New Significant Impact
a. Physically divide an established community;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Result in a fundamental conflict between adjacent or nearby land uses; or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Fundamentally conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect; or.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Conflict with any applicable habitat conservation plan or natural community conservation plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2017 SEIR Findings

The 2017 SEIR determined that the Oak Knoll Project would result in less than significant impacts to all *Land Use, Plans and Policies* criteria, including cumulative effects (a through d); no SCAs or mitigation measures were required.

Analysis of the Proposed Amendment

The proposed Project seeks to amend the approved Tree Removal Permit (No. T1500124) issued in accordance with the Oakland Tree Preservation and Removal Ordinance (Oakland Municipal Code [OMC] Chapter 12.36). As indicated in the 2017 SEIR, the proposed corrective grading for unstable areas and minimize the risk of landsliding, as well as the retention of oak woodland areas in steep areas of the site support and replanting areas to reduce soil loss, support the Project's consistency with the Oakland Tree Ordinance and the *Open Space, Conservation, and Recreation Element* (OSCAR) Element of the General Plan. The proposed Amendment would continue to provide these improvements and ensure compliance with the City's Tree Ordinance, as discussed in Section 7.4, *Biological Resources* (Tree Protection), in this document. Overall, the proposed Amendment would not change any of the *Land Use, Plans and Policies* impacts identified in the 2017 SEIR, which are identified under *2017 SEIR Findings* above.

Summary

The proposed Amendment would not result in any new *Land Use, Plans and Policies* impacts compared to those identified in the 2017 SEIR. Nor is there new information of substantial importance or changed circumstances that would change the 2017 SEIR *Land Use, Plans and Policies* analysis. No supplemental environmental review is required. No SCAs, SCA Implementation Measures or mitigation measures are warranted, same as for the 2017 SEIR.

7.11 Noise

Would the project:	Equal or Less Severity of Impact Previously Identified in the 2017 SEIR	Substantial Increase in Severity of Previously Identified Significant Impact in the 2017 SEIR	New Significant Impact
a. Generate noise in violation of the City of Oakland Noise Ordinance (Oakland Planning Code section 17.120.050) regarding construction noise , except if an acoustical analysis is performed that identifies recommended measures to reduce potential impacts;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. During the hours of 7 p.m. to 7 a.m. on weekdays and 8 p.m. to 9 a.m. on weekends and federal holidays, noise levels received by any land use from construction or demolition shall not exceed the applicable nighttime operational noise level standard;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Generate noise in violation of the City of Oakland nuisance standards (Oakland Municipal Code Section 8.18.020) regarding persistent construction-related noise;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Generate noise in violation of the City of Oakland Noise Ordinance (Oakland Planning Code Section 17.120.050) regarding operational noise;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Generate noise resulting in a 5 dBA permanent increase in ambient noise levels in the project vicinity above levels existing without the project; or, if under a cumulative scenario where the cumulative increase results in a 5 dBA permanent increase in ambient noise levels in the project vicinity without the project (i.e., the cumulative condition including the project compared to the existing conditions) and a 3-dBA permanent increase is attributable to the project (i.e., the cumulative condition including the project compared to the cumulative baseline condition without the project);	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Expose persons to interior Ldn or CNEL greater than 45 dBA for multi-family dwellings, hotels, motels, dormitories and long-term care facilities (and may be extended by local legislative action to include single-family dwellings) per California Noise Insulation Standards (CCR Part 2, Title 24);	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Expose the project to community noise in conflict with the land use compatibility guidelines of the Oakland General Plan after incorporation of all applicable Standard Conditions of Approval;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Expose persons to or generate noise levels in excess of applicable standards established by a regulatory agency (e.g., occupational noise standards of the Occupational Safety and Health Administration [OSHA]); or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. During either project construction or project operation expose persons to or generate groundborne vibration that exceeds the criteria established by the Federal Transit Administration (FTA).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j. Be located within an airport land use plan and would expose people residing or working in the project area to excessive noise levels; or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
k. Be located within the vicinity of a private airstrip, and would expose people residing or working in the Project area to excessive noise levels.			

2017 SEIR Findings

The 2017 SEIR determined that the Oak Knoll Project with the implementation of SCAs would result in less than significant *Noise and Vibration* impacts, both project and cumulative conditions, for **construction noise** (criteria a, b and c), **operational noise** (criteria d and e), **interior noise** (criterion f), **land use compatibility** (criterion g), **noise level standards exceedances** (criterion h), **groundborne vibration** (criterion i) and **airport noise** (criteria j and k).

Analysis of the Proposed Amendment

Removal of the Amendment Trees would involve 394 additional tree removals to the 3,567 tree removals previously analyzed. The Amendment would involve more corrective site preparation grading activity across the Project site. As discussed under Section 7.3, *Air Quality*, of this checklist, this additional site preparation would not substantially extend the duration of site preparation activities that could involve noise-generating equipment or groundbourne vibration. Overall, the proposed Amendment would not change any of the *Noise and Vibration* impacts identified in the 2017 SEIR, as identified under *2017 SEIR Findings* above.

Summary

The proposed Amendment would not result in any new or substantially more severe *Noise and Vibration* impacts compared to those identified in the 2017 SEIR. Nor is there new information of substantial importance or changed circumstances that would change the 2017 SEIR *Noise and Vibration* analysis. No supplemental environmental review is required.

The following SCAs identified in the 2017 SEIR would continue to apply with the proposed Amendment: **SCA NOI-1** (Construction Days/Hours), **SCA NOI-2** (Construction Noise), **SCA NOI-3** (Extreme Construction Noise), **SCA NOI-4** (Project-Specific Construction Noise Reduction Measures), **SCA NOI-5** (Construction Noise Complaints), **SCA NOI-6** (Exposure to Community Noise), **SCA NOI-7** (Operational Noise), **SCA NOI-8** (Exposure to Vibration) and **SCA NOI-9** (Vibration Impacts on Adjacent Historic Structures or Vibration-Sensitive Activities).

7.12 Population and Housing

Would the project:	Equal or Less Severity of Impact Previously Identified in Previous CEQA Documents	Substantial Increase in Severity of Previously Identified Significant Impact in Previous CEQA Documents	New Significant Impact
a. Induce substantial population growth in a manner not contemplated in the General Plan, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extensions of roads or other infrastructure), such that additional infrastructure is required but the impacts of such were not previously considered or analyzed;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere in excess of that contained in the City's Housing Element; or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere in excess of that contained in the City's Housing Element.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2017 SEIR Findings

The 2017 SEIR determined that the Oak Knoll Project would result in less than significant impacts to all *Population and Housing* criteria (a through c), both project and cumulative conditions; no SCAs or mitigation measures were required.

Analysis of the Proposed Amendment

Removal of the Amendment Trees would not change the development program of the Approved Project, so there would not be any changes to the proposed housing or population growth compared to that evaluated for the Approved Project. Overall, the proposed Amendment would not change the *Population and Housing* impacts identified in the 2017 SEIR, as identified under *2017 SEIR Findings* above.

Summary

The proposed Amendment would not result in any new or substantially more severe *Population and Housing* impacts compared to those identified in the 2017 SEIR. Nor is there new information of substantial importance or changed circumstances that would change the 2017 SEIR *Population and Housing* analysis. No supplemental environmental review is required.

7.13 Public Services, Parks and Recreation Facilities

Would the project:	Equal or Less Severity of Impact Previously Identified in Previous CEQA Documents	Substantial Increase in Severity of Previously Identified Significant Impact in Previous CEQA Documents	New Significant Impact
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services: <ul style="list-style-type: none"> • Fire protection; • Police protection; • Schools; or • Other public facilities. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Include recreational facilities or require the construction or expansion of recreational facilities which might have a substantial adverse physical effect on the environment.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2017 SEIR Findings

The 2017 SEIR determined that the Oak Knoll Project with the implementation of SCAs would result in less than significant impacts for **public services** (criterion a), **parks and recreation facilities** (criteria b and c) and all cumulative impacts.

Analysis of the Proposed Amendment

Removal of the Amendment Trees would not change the development program of the Approved Project. In particular, as discussed in Section 7.12, *Population and Housing*, in this checklist, there would not be any changes to the proposed housing or population growth and in turn the demands for public services or recreational facilities compared to that estimated for the Approved Project. Overall, the proposed Amendment would not change the *Public Services, Parks and Recreation* impacts identified in the 2017 SEIR, as identified under *2017 SEIR Findings* above.

Summary

The proposed Amendment would not result in any new or substantially more severe *Public Services, Parks and Recreation* impacts compared to those identified in the 2017 SEIR. Nor is there new information of substantial importance or changed circumstances that would change the 2017 SEIR *Public Services, Parks and Recreation* analysis. No supplemental environmental review is required.

The following SCAs identified in the 2017 SEIR would continue to apply with the proposed Amendment: **SCA PSR-1** (Compliance with Other Requirements), **SCA AIR-1** (Construction-Related Air Pollution

Controls (Dust and Equipment Emissions), **SCA BIO-1** (Tree Removal during Breeding Bird Season), **SCA BIO-3** (Creek Protection Plan), **SCA BIO-4** (Dewatering/Diversion), **SCA CUL-2** (Archaeological and Paleontological Resources – Discovery During Construction), **SCA CUL-3** (Archaeologically Sensitive Areas – Pre-Construction Measures), **SCA GEO-3** (Construction-Related Permit(s)), **SCA HAZ-4** (Fire Safety Plan), **SCA HAZ-5** (Wildfire Prevention Area – Vegetation Management), **SCA HYD-1** (Erosion and Sedimentation Control Plan for Construction), **SCA HYD-2** (State Construction General Permit), **SCA NOI-1** (Construction Days/Hours), **SCA NOI-2** (Construction Noise), **SCA NOI-3** (Extreme Construction Noise), **SCA NOI-4** (Project-Specific Construction Noise Reduction Measures), **SCA NOI-5** (Construction Noise Complaints) and **SCA TRA-1** (Construction Activity in the Public Right-of-Way). **Recommendation PSR-1** (CPTED Design Features) would also continue to apply.

7.14 Transportation and Circulation

Would the project:	Equal or Less Severity of Impact Previously Identified in the 2017 SEIR	Substantial Increase in Severity of Previously Identified the 2017 SEIR	New Significant Impact
a. The project would have a significant impact on the environment if it would conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2017 SEIR Findings

The 2017 SEIR determined that the Oak Knoll Project with the implementation of mitigation measures would result in significant and unavoidable *Transportation and Circulation* impacts for **intersection operations** (criterion a, f and g) under project and cumulative conditions. Also, significant and unavoidable impacts with no feasible mitigation measures would occur for **intersection operations** (criteria c, f and g) under project and cumulative conditions. Less than significant impacts with implementing of SCAs would occur for **adopted plans regarding public supporting alternative transportation** (criterion o) and **construction-period impacts** (criterion p). Also, less than significant impacts with the implementation of mitigation measures for **intersection operations** (criterion f). Non-CEQA effects were identified in the 2017 SEIR for **vehicle miles of travel, bus rider safety and pedestrian safety**.

Analysis of the Proposed Amendment

Removal of the Amendment Trees would not change the development program of the Approved Project, nor would it change the approved Oak Knoll Project site plan. Therefore, no aspect of the Amendment's additional tree removals or corrective grading would change *Transportation and Circulation* impacts identified in the 2017 SEIR, as identified under *2017 SEIR Findings* above.

Summary

The proposed Amendment would not result in any new or substantially more severe *Transportation and Circulation* impacts compared to those identified in the 2017 SEIR. Nor is there new information of substantial importance or changed circumstances that would change the 2017 SEIR *Transportation and Circulation* analysis. No supplemental environmental review is required.

The following SCAs identified in the 2017 SEIR would continue to apply with the proposed Amendment: **SCA TRA-2** (Bicycle Parking), **SCA TRA-1** (Construction Activity in the Public Right-of-Way) and **SCA TRA-4** (Transportation and Parking Demand Management). The following mitigation measures identified in the 2017 SEIR would also continue to apply with the proposed Amendment: **Mitigation Measure TRANS-1** (Intersection #2), **Mitigation Measure TRANS-2 / TRANS-9** (Intersection #3), **Mitigation Measure TRANS-3 / TRANS-10** (Intersection #12), **Mitigation Measure TRANS-4 / TRANS-11** (Intersection #13), **Mitigation Measure TRANS-5 / TRANS-12** (Intersection #16), **Mitigation Measure TRANS-6 / TRANS-15** (Intersection #40), **Mitigation Measure TRANS-8** (MM

TRANS-1 / Intersection #2), and **Mitigation Measure TRANS-14** (Intersection #38). Although not identified to address a CEQA impacts, the following would also continue to apply with the proposed Amendment: **Recommendation TRANS-1** (Pedestrian Safety), **Recommendation TRANS-2** (Bus Rider Safety) and **Recommendation TRANS-3** (Bus Rider Safety / Sidewalks).

7.15 Utilities and Service Systems

Would the project:	Equal or Less Severity of Impact Previously Identified in the 2017 SEIR	Substantial Increase in Severity of Previously Identified Significant Impact in the 2017 SEIR	New Significant Impact
a. Exceed wastewater treatment requirements of the San Francisco Bay Regional Water Quality Control Board;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Require or result in construction of new storm water drainage facilities or expansion of existing facilities, construction of which could cause significant environmental effects;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Exceed water supplies available to serve the project from existing entitlements and resources, and require or result in construction of water facilities or expansion of existing facilities, construction of which could cause significant environmental effects;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Result in a determination by the wastewater treatment provider which serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the providers' existing commitments and require or result in construction of new wastewater treatment facilities or expansion of existing facilities, construction of which could cause significant environmental effects;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs and require or result in construction of landfill facilities or expansion of existing facilities, construction of which could cause significant environmental effects;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Violate applicable federal, state, and local statutes and regulations related to solid waste;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Violate applicable federal, state and local statutes and regulations relating to energy standards; or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Result in a determination by the energy provider which serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the providers' existing commitments and require or result in construction of new energy facilities or expansion of existing facilities, construction of which could cause significant environmental effects.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2017 SEIR Findings

The 2017 SEIR determined that the Oak Knoll Project with the implementation of SCAs would result in less than significant *Utility and Service Systems* impacts for **wastewater generation** (criteria a and d), **stormwater drainage facilities** (criterion b), **water facilities and supply** (criterion c), **landfill capacity and solid waste** (criteria e and f), **energy** (criterion g and h) and all cumulative impacts.

Analysis of the Proposed Amendment

Removal of the Amendment Trees would not change the development program of the Approved Project. Therefore, the demands for public utilities infrastructure, use of energy, or the generation of waste would not change from that of the Approved Project. As a result, the proposed Amendment would not change the

Utility and Service Systems impacts identified in the 2017 SEIR, as identified under *2017 SEIR Findings* above.

Summary

The proposed Amendment would not result in any new or substantially more severe *Utilities and Service Systems* impacts compared to those identified in the 2017 SEIR. Nor is there new information of substantial importance or changed circumstances that would change the 2017 SEIR *Utilities and Service Systems* analysis. No supplemental environmental review is required.

The following SCAs identified in the 2017 SEIR would continue to apply with the proposed Amendment: **SCA UTIL-1** (Construction and Demolition Waste Reduction and Recycling), **SCA UTIL-3** (Recycling Collection and Storage Space), **SCA UTIL-4** (Sanitary Sewer System), **SCA UTIL-5** (Storm Drain System), and **SCA UTIL-6** (Water Efficient Landscapes-WELO). The following SCAs were also identified and would apply to the proposed Amendment: **SCA AIR-1** (Construction-Related Air Pollution Controls (Dust and Equipment Emissions)), **SCA BIO-1** (Tree Removal during Breeding Bird Season), **SCA BIO-3** (Creek Protection Plan), **SCA BIO-4** (Dewatering/Diversion), **SCA CUL-2** (Archaeological and Paleontological Resources – Discovery During Construction), **SCA CUL-3** (Archaeologically Sensitive Areas – Pre-Construction Measures), **SCA GEO-3** (Construction-Related Permit(s)), **SCA GHG-1** (Greenhouse Gas [GHG] Reduction Plan), **SCA GHG-2** (Green Building Requirements – Bay Friendly Landscape), **SCA HYD-1** (Erosion and Sedimentation Control Plan for Construction), **SCA HYD-2** (State Construction General Permit), **SCA NOI-1** (Construction Days/Hours), **SCA NOI-2** (Construction Noise), **SCA NOI-3** (Extreme Construction Noise), **SCA NOI-4** (Project-Specific Construction Noise Reduction Measures), **SCA NOI-5** (Construction Noise Complaints) and **SCA TRA-1** (Construction Activity in the Public Right-of-Way).

7.16 Energy

Would the project:	Equal or Less Severity of Impact Previously Identified in the 2017 SEIR	Substantial Increase in Severity of Previously Identified Significant Impact in the 2017 SEIR	New Significant Impact
a. Result in the wasteful, unnecessary, or inefficient use of energy resources.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2017 SEIR Findings

The 2017 SEIR determined that the Oak Knoll Project, with the implementation of SCAs, would result in a less than significant *Energy* impact regarding the **unnecessary or inefficient use of energy resources**, both for project and cumulative conditions.

Analysis of the Proposed Amendment

Removal of the Amendment Trees would involve 394 additional tree removals to the 3,567 tree removals previously analyzed. The Amendment would also involve more corrective grading activity across the Project site. However, as discussed under Section 7.3, *Air Quality*, of this checklist, this additional site preparation would not substantially extend the duration of site preparation activities that could involve energy-using equipment. As a result, there would be no change to the determination that no **unnecessary or inefficient use of energy resources** would be used with the proposed Amendment. Overall, the proposed Amendment would not change the *Energy* impact identified in the 2017 SEIR, as identified under *2017 SEIR Findings* above.

Summary

The proposed Amendment would not result in any new or substantially more severe *Energy* impacts compared to those identified in the 2017 SEIR. Nor is there new information of substantial importance or changed circumstances that would change the 2017 SEIR *Energy* analysis. No supplemental environmental review is required.

The following SCAs identified in the 2017 SEIR would continue to apply with the proposed Amendment: **SCA AIR-1** (Construction-Related Air Pollution Controls), **SCA GHG-1** (Greenhouse Gas [GHG] Reduction Plan), **SCA GHG-2** (Green Building Requirements – Bay Friendly Landscape), and **SCA TRA-4** (Parking and Transportation Demand Management).

8. References

(All references cited below are available at the Oakland Bureau of Planning, Agency, 250 Frank Ogawa Plaza, Suite 3330, Oakland, California, unless specified otherwise.)

City of Oakland, 2016. *Oakland Knoll Mixed Use Community Plan Project Draft Supplemental Environmental Impact Report* (SEIR), SCH No. 1995103035. August 2016.

City of Oakland, 2016. *Oakland Knoll Mixed Use Community Plan Project Response to Comments / Final SEIR*, SCH No. 1995103035. April 2017.

City of Oakland, Oakland Municipal Code, Title 12, Chapter 12.36

WRA Environmental Consultants (WRA), 2015a. *Tree Survey Report, Oak Knoll*, June 2015. (Appendix Q to the Draft SEIR and reference WRA, 2015a in the Final SEIR.)

WRA, 2015b. *Rifle Range Creek Riparian Restoration and Monitoring Plan, Oak Knoll*, March 2015. (Appendix O to the Draft SEIR and reference WRA, 2015b in the Final SEIR.)

WRA, 2015b. Memorandum: Oak Knoll Mixed Use Development Project Tree Removal Impact Mitigation Plan, Oak Knoll, November 25, 2015. (Appendix R to the Draft SEIR and reference WRA, 2015b in the Final SEIR.)

WRA, 2017. *Oak Knoll Mixed Use Development Project Tree Removal Impact Mitigation Plan*, March 24, 2017. (Appendix E to the Final SEIR.)

WRA, 2021. *Oak Knoll Mixed Use Development Project Tree Removal Impact Mitigation Plan*. (Part 5 of the *Oak Knoll Mixed Use Development Project Tree Removal Impact Mitigation Plan*, January 2021.) Prepared for the City of Oakland, c/o Isaac Harvey, by Kari Dupler, WRA. January 15, 2021.

Attachments

- A. Standard Conditions of Approval and Mitigation Monitoring and Reporting Program
- B. Criteria for Use of Addendum, per CEQA Guidelines Section 15162 and 15164
- C. Proposed Amendment Trees Near Creek and Culvert

This page intentionally left blank

ATTACHMENT A

Standard Conditions of Approval and Mitigation Monitoring and Reporting Program

This Standard Conditions of Approval (SCAs) and Mitigation Monitoring and Reporting Program (SCAMMRP) is based on the CEQA Checklist prepared for the *Oak Knoll Mixed Use Community Plan Project Supplemental Environmental Impact Report* (SEIR). The CEQA Checklist does not result in any changes to the mitigation measures or SCAs identified in the 2017 SEIR. Also, all the mitigation measures and SCAs from the 2017 SEIR continue to apply to the Project, including the Amendment. Therefore, the SCAMMRP adopted with the 2017 SEIR is still applicable and is included in this attachment.

The SCAMMRP is in compliance with Section 15097 of the CEQA Guidelines, which requires that the Lead Agency “adopt a program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects.” The SCAMMRP lists mitigation measures and SCAs from the 2017 SEIR that apply to the Project. On November 5, 2018, the City of Oakland released a revised set of all City of Oakland SCAs, which largely still include SCAs adopted by the City in 2008, along with supplemental, modified, and new SCAs. SCAs are measures that would minimize potential adverse effects that could result from implementation of the Project, to ensure the conditions are implemented and monitored. Although the revised set of the City of Oakland SCAs includes new, modified, and reorganized SCAs, none of the revisions diminish or negate the ability of the SCAs considered “environmental protection measures” to minimize potential adverse environmental effects. As such, no changes are made to the SCAs identified in the SCAMMRP.

To the extent that there is any inconsistency between any mitigation measures and/or SCAs, the more restrictive conditions shall govern; to the extent any mitigation measure and/or SCA identified in the CEQA Checklist were inadvertently omitted, they are automatically incorporated herein by reference.

- The first column of the SCAMMRP table identifies the mitigation measure or SCA applicable to that topic in the CEQA Checklist. While a mitigation measure or SCA can apply to more than one topic, it is listed in its entirety only under its primary topic (as indicated in the mitigation or SCA designator). The SCAs are numbered to specifically apply to the Project and this CEQA Checklist; however, the SCAs as presented in the City’s *Standard Conditions of Approval and Uniformly Applied Development Standards* document are included in parenthesis for cross-reference purposes.⁷
- The second column identifies the monitoring schedule or timing applicable to the Project.

⁷ Dated November 5, 2018, as amended.

- The third column names the party responsible for monitoring the required action for the Project.

The Project Applicant is responsible for compliance with any recommendations identified in City-approved technical reports, all applicable mitigation measures adopted, and with all SCAs set forth herein at its sole cost and expense, unless otherwise expressly provided in a specific mitigation measure or condition of approval, and subject to the review and approval of the City of Oakland. Overall monitoring and compliance with the mitigation measures will be the responsibility of the Bureau of Planning and the Zoning Inspections Division. Prior to the issuance of a demolition, grading, and/or construction permit, the Project Applicant shall pay the applicable mitigation and monitoring fee to the City in accordance with the City's Master Fee Schedule.

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.1 Aesthetics					
Impact AES-1: The proposed Project could adversely affect an existing scenic vista or substantially damage scenic resources within a state or locally designated scenic highway. (Criteria a and b) (Potentially Significant)	SCA AES-2: Landscape Plan (#17). a. Landscape Plan Required. <i>Prior to approval of construction-related permit.</i> The project applicant shall submit a final Landscape Plan for City review and approval that is consistent with the approved Landscape Plan. The Landscape Plan shall be included with the set of drawings submitted for the construction-related permit and shall comply with the landscape requirements of chapter 17.124 of the Planning Code.	SITEWIDE MASTER PLAN <ul style="list-style-type: none"> Prior to approval/issuance of grading permit for the Master Grading Plan, per the Oak Knoll "Final Development Plan: Master Developer Site Improvements" (Master Developer FDP). FDP PROJECTS <ul style="list-style-type: none"> Prior to approval/issuance of grading permit for each project FDP. 	SITEWIDE MASTER PLAN Master Developer: <ul style="list-style-type: none"> Submit to the Bureau of Planning a final "Master Landscape Plan" that is consistent with the Master Developer FDP (excepting the Community Center area per New Mitigation Measure CUL-1.5 and certain Eastern Ridge lots per Mitigation Measure AES-1[c]). FDP PROJECTS Each FDP Project Applicant: <ul style="list-style-type: none"> Submit to the Bureau of Planning a final Landscape Plan for each project FDP (excepting the Community Center area and certain Eastern Ridge lots, as specified above). 	City of Oakland, Bureau of Planning: <ul style="list-style-type: none"> Review and approve final landscape plans (sitewide and each project FDP). City of Oakland, Bureau of Planning; Bureau or Building – Zoning Inspections: <ul style="list-style-type: none"> Verify submittal of the landscape plans with or prior to submittal of grading plans (sitewide and each project FDP). 	
	b. Landscape Installation. <i>Prior to building permit final.</i> The project applicant shall implement the approved Landscape Plan unless a bond, cash deposit, letter of credit, or other equivalent instrument acceptable to the Director of City Planning, is provided. The financial instrument shall equal the greater of \$2,500 or the estimated cost of implementing the Landscape Plan based on a licensed contractor's bid.	SITEWIDE MASTER PLAN <ul style="list-style-type: none"> Prior to the first building permit for the first project FDP in Phase 1; or Prior to approval/issuance of Master Grading Plan permit, if a City-accepted funding instrument is secured by the Master Developer. FDP PROJECTS <ul style="list-style-type: none"> Prior to final inspection of building permit for each project FDP, if landscaping is implemented by an FDP Project Applicant; or 	SITEWIDE MASTER PLAN Master Developer: <ul style="list-style-type: none"> Implement the final Master Landscape Plan per the Master Developer FDP; or Present a City-accepted funding instrument. FDP PROJECTS Each FDP Project Applicant: <ul style="list-style-type: none"> Implement the final Landscape Plan for each project FDP (excepting the Community Center area and the certain Eastern Ridge lots, as specified above); or 	City of Oakland, Bureau of Building - Zoning Inspections: <ul style="list-style-type: none"> Verify that landscape materials are planted and comply with the SCA, the final Master Landscape Plan, and/or each project FDP; or Verify that a City-accepted funding instrument is in place and Landscape Plan is implemented by a licensed contractor. 	

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.1 Aesthetics (cont.)					
Impact AES-1 (cont.)		<ul style="list-style-type: none"> Prior to approval/issuance of grading permit for each project FDP, if a City-accepted funding instrument (e.g., bond) is secured by an FDP Project Applicant. 	<ul style="list-style-type: none"> Present a City-accepted funding instrument. 		
	<p>c. Landscape Maintenance. Ongoing. All required planting shall be permanently maintained in good growing condition and, whenever necessary, replaced with new plant materials to ensure continued compliance with applicable landscaping requirements. The property owner shall be responsible for maintaining planting in adjacent public rights-of-way. All required fences, walls, and irrigation systems shall be permanently maintained in good condition and, whenever necessary, repaired or replaced.</p>	<p>Implementation:</p> <ul style="list-style-type: none"> Ongoing, throughout all construction activities and project operations. 	<p>Master Developer and Each FDP Project Applicant:</p> <ul style="list-style-type: none"> Permanently maintain in good condition (or repair/replace as needed) all required plantings and landscape elements identified in the SCA. 	<p>City of Oakland, Tree Services Division of the Public Works Agency; Bureau of Building Services - Zoning Inspections:</p> <ul style="list-style-type: none"> Verify that planted trees comply with the SCA and/or City arborist recommendations. Verify that required planting and landscape elements identified in the SCA are permanently maintained in good condition. 	
	<p>Replacement Mitigation Measure AES-1 (modifies and expands 1998 EIS/EIR Mitigation 1):</p> <p><i>Intent.</i> The intent of this Replacement Mitigation Measure AES-1 is to require that new single family homes on the Eastern Ridge that are silhouetted against the sky from public viewing points identified in this Draft SEIR (whether the homes are to be built on graded flat or sloped lots) shall be custom designed utilizing appropriate techniques to minimize the appearance of a monotonous row of skylined development visible from off-site vantage points.</p> <p><i>Requirements.</i> The homes on the Eastern Ridge of the Oak Knoll Project site that will be silhouetted against the sky from off-site public viewing points identified in this Draft SEIR shall be individually designed by architects to meet client needs. The Oak Knoll Design Guidelines, as supplemented by this mitigation measure, require that the</p>	<p>FDP Project Involving Eastern Ridge (Admiral's Hill) Lots 1-01-118:</p> <ul style="list-style-type: none"> Prior to issuance of the first grading permit for Eastern Ridge Lots 101-118 for Phase 2. 	<p>FDP Project Applicant of Eastern Ridge Lots 101-118 on the Oak Knoll Vesting Tentative Tract Map:</p> <ul style="list-style-type: none"> Submit project FDP showing detailed grading, landscaping, building, and elevation plans per the Replacement Mitigation Measure AES-1(c), for single family homes on Eastern Ridge Lots 101-118. 	<p>City of Oakland, Planning Commission; Bureau of Planning:</p> <ul style="list-style-type: none"> Review and approve project FDP plans for single family homes on Eastern Ridge Lots 101-118 for conformance with approved PDP, Oak Knoll Design Guidelines, and Replacement Mitigation Measure AES-1(c). 	

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.1 Aesthetics (cont.)					
Impact AES-1 (cont.)	<p>architects meet the community standards while providing flexibility to enable site specific alternatives for each lot. While not each of the specific principles will be applicable to each lot or building, the whole of this mitigation measure in concert with the Oak Knoll Design Guidelines direct the architect to combine form, bulk, scale, texture, and color in a manner which ensures the overall building and site design will meet City standards. The project applicant shall demonstrate alignment with the applicable standards through the Design Review and Final Development Plan (FDP) approval process prior to the issuance of any building permit for these lots.</p> <p>The Preliminary Development Plan (PDP) for the Oak Knoll Project shall incorporate the following measures to be applied at the time of approval of an FDP for single family homes on the Eastern Ridge, which include applicable methods and techniques specified primarily in the <i>Oakland Interim Design Review Manual for One- and Two-Unit Residences</i> (2005). These measures that shall specifically be implemented, as applicable, to each development lot proposed for the custom homes on the Eastern Ridge to ensure careful siting and design of new construction on custom home lots and to require specified landscaping on the lots.</p> <p>A. General Site Design</p> <p>Design structures to minimize the appearance of an monotonous row of ridgetop development visible from off-site vantage points; clustering structures is one appropriate technique.</p> <p>(1) On sloped lots, use courtyards and other spaces to organize building volumes and create transitions from house to land. Avoid filling up side yards with concrete stairs or paved areas that limit landscape and potential usable space. Maintain openness between structures to the extent feasible given the lot configurations and sizes. Avoid long and high building walls close to side lot lines. Provide sufficient side yard setbacks, especially at the front and rear elevations, to allow plantings between the structures to help the perceived mass.</p>				

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.1 Aesthetics (cont.)					
Impact AES-1 (cont.)	<p>(2) On sloped lots, major shifts in siting from the neighborhood pattern may be warranted to help break-up continuous walls of downslope facades and minimize their collective bulk.</p> <p>(3) On sloped lots, step building massing with terrain. Step or slope rooflines with the terrain and avoid large gables on downslope lots.</p> <p>(4) On sloped lots, position the building on the site to minimize height on the downslope side.</p> <p>(5) At the time of FDP approval for each custom lot created on the Eastern Ridge, designate a "buildable development zone" and a "landscape zone" for each sloped lot which shall be delineated to minimize loss of existing vegetation and ensure existing and new vegetation around and between new structures, except as limited for wildfire risk management.</p> <p>B. Building Design</p> <p>(1) Where applicable, adhere to all special height restrictions and measuring methods for buildings and retaining walls on sloped lots on the Eastern Ridge, which are established in Sections 17.108.020(B) and 17.09.040 of the Oakland Planning Code, as consistent with the approved PUD for the project, pursuant to Section 17.122.110c.</p> <p>(2) Use materials and colors having naturalistic quality that will blend into the surrounding landscape.</p> <p>(3) Avoid blank or under-designed walls from the street. Use multiple materials and/or detailing to break up walls and make large surfaces seem smaller.</p> <p>(4) On front elevations on upslope lots, emphasize eave lines/roof planes as visually dominant features, group windows horizontally within all planes and at building corners.</p> <p>(5) On sloped lots, break the building into multiple volumes with staggered setbacks to reflect the irregularity of hillside terrain.</p>				

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.1 Aesthetics (cont.)					
Impact AES-1 (cont.)	<p>(6) On sloped lots, place floor levels close to and/or partially inset into grade to avoid or minimize tall skirt walls and other tall support structures. Deemphasize skirt walls where they cannot be avoided, as follows:</p> <ul style="list-style-type: none"> a) Incorporate a strong horizontal molding or cap at the top of the skirt wall; b) Change materials and/or colors at the skirt wall to contrast with primary building volume c) Outwardly taper the skirt wall to create a buttress effect d) Recess skirt wall from the face of the upper floors <p>(7) On rear elevations on downslope lots, symmetrically organize windows, decks (etc.) within individual building masses and aligned floor-to-floor, and incorporate windows that appear as "punch-outs" with adequate wall space between windows and balcony columns that read as a lighter open frame.</p> <p>(8) Provide strong shadow patterns on downslope elevations.</p> <p>(9) Consider the visual impact on neighborhood appearance and natural in the siting and design of long fences. Fences should not be dominant visual elements on hillsides. Tall fences around the property perimeter are often discouraged.</p> <p>(10) Discourage placement of antennas on roofs.</p> <p>C. Landscaping and Open Space</p> <p>(1) Maintain ample open space between houses or cluster development to increase open space areas as feasible given lot sizes and configuration to assist in reducing building bulk.</p> <p>(2) Incorporate landscaping that is consistent with the more natural appearing vegetation on the surrounding hills to provide some screening and shade for new buildings.</p>				

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.1 Aesthetics (cont.)					
Impact AES-1 (cont.)	<p>(3) At the skirt walls, intersperse native species' of trees and/or other landscaping with City-approved, non-native species.</p> <p>(4) Use irregular plant spacing and plant trees in undulating groups to achieve a grove effect. Especially consider native, fire-resistant species such as coast live oaks, etc. Plant shrubs of varying heights and sizes among trees. (Guideline 10.8, text and figure)</p> <p>(5) On sloped portions of lots, either maintain natural topography or use a series of stepped terrace/retaining walls to create grade transition between the street and the houses.</p> <p>(6) Fully landscape all graded surfaces and buffer the structure using quantities of vegetation beyond the basic landscaping requirements of the Oak Knoll Design Guidelines Aim for a natural appearance on graded slopes.</p> <p>(7) Plant feature trees to diffuse building mass.</p> <p>(8) Preference should be given to planting and encouraging the growth of desirable low-combustion plant types found in the area. Contrived, non-native landscaping, such as cactus gardens, extreme plant shaping, etc., are inappropriate. Whenever removal of ordinance protected live trees, especially oaks and oak woodlands, is necessary, they shall be replaced by planting, prior to building occupancy, of trees, elsewhere on the property within view from public vantage points.</p> <p><i>Implementation.</i> Prior to the issuance of any single family residential building permit for the Project, the applicant shall submit FDP project plans that specify "detailed building and landscaping plans and elevations" pursuant to the City's Planned Unit Development (PUD) procedures for review and approval of Final Development Plans (Chapter 17.140 of the Oakland Planning Code), as well as the City's Residential Design Review and approval process (Chapter 17.136 of the Oakland Planning Code). The City Planning Commission will review the FDP and determine whether it conforms to the approved PDP and Oak Knoll Design Guidelines and to these enhanced design measures.</p>				

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.1 Aesthetics (cont.)					
Impact AES-2: The Project would not substantially degrade the existing visual character or quality of the site and its surroundings. (Criterion c) (Less than Significant with SCA / Beneficial)	SCA AES-1: Graffiti Control (#16). <i>Ongoing</i> a. During construction and operation of the project, the project applicant shall incorporate best management practices reasonably related to the control of graffiti and/or the mitigation of the impacts of graffiti. Such best management practices may include, without limitation: i. Installation and maintenance of landscaping to discourage defacement of and/or protect likely graffiti-attracting surfaces. ii. Installation and maintenance of lighting to protect likely graffiti-attracting surfaces. iii. Use of paint with anti-graffiti coating. iv. Incorporation of architectural or design elements or features to discourage graffiti defacement in accordance with the principles of Crime Prevention Through Environmental Design (CPTED). v. Other practices approved by the City to deter, protect, or reduce the potential for graffiti defacement. b. The project applicant shall remove graffiti by appropriate means within seventy-two (72) hours. Appropriate means include the following: i. Removal through scrubbing, washing, sanding, and/or scraping (or similar method) without damaging the surface and without discharging wash water or cleaning detergents into the City storm drain system. ii. Covering with new paint to match the color of the surrounding surface. iii. Replacing with new surfacing (with City permits if required).	Implementation: <ul style="list-style-type: none"> Ongoing, throughout all construction activities and project operations. 	Master Developer and Each FDP Project Applicant: <ul style="list-style-type: none"> Implement best management practices for graffiti control. 	City of Oakland, Bureau of Building - Zoning Inspections: <ul style="list-style-type: none"> Conduct periodic site visits to verify compliance with the SCA. 	

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.1 Aesthetics (cont.)					
Impact AES-3: The proposed Project would not create a new source of substantial light or glare which would substantially and adversely affect day or nighttime views in the area. (Criterion d) (Less than Significant with SCA)	<p>SCA AES-3: Lighting (#18).</p> <p><i>Prior to building permit final.</i> Proposed new exterior lighting fixtures shall be adequately shielded to a point below the light bulb and reflector to prevent unnecessary glare onto adjacent properties.</p>	<p>Implementation:</p> <ul style="list-style-type: none"> Prior to issuance of final electrical or building permits. 	<p>Master Developer and Each FDP Project Applicant:</p> <ul style="list-style-type: none"> Submit lighting plans to the Bureau of Planning (sitewide and each project FDP) with lighting that complies with the SCA. 	<p>City of Oakland, Public Works Agency - Electrical Services Division; Bureau of Planning</p> <ul style="list-style-type: none"> Review and approve final lighting plans (sitewide and each project FDP). <p>City of Oakland, Bureau of Building - Zoning Inspections:</p> <ul style="list-style-type: none"> Verify exterior lighting (sitewide and each project FDP) is installed and operates pursuant to the SCA. 	
Impact AES-6: The proposed Project would not result in a significant cumulative aesthetics impact when considering the combined effect of the Project, and past, present, approved, pending, and reasonably foreseeable future projects. (Less than Significant with SCAs)	<p>SCA AES-1: Graffiti Control (<i>See under Impact AES-2</i>)</p> <p>SCA AES-2: Landscape Plan (<i>See under Impact AES-1</i>)</p> <p>SCA AES-3: Lighting (<i>See under Impact AES-3</i>)</p>				

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.2 Air Quality					
<p>Impact AIR-1: Demolition and construction associated with the Project would not result in average daily emissions that would exceed the City's construction significance thresholds of 54 pounds per day of ROG, NOX, or PM_{2.5} or 82 pounds per day of PM₁₀. (Criterion a) (Less than Significant with SCA)</p>	<p>SCA AIR-1: Construction-Related Air Pollution Controls (Dust and Equipment Emissions) (#19).</p> <p><i>During Project Construction.</i> The project applicant shall implement all of the following applicable air pollution control measures during construction of the project:</p> <p><i>Basic Controls:</i></p> <ol style="list-style-type: none"> Water all exposed surfaces of active construction areas at least twice daily. Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever feasible. 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). 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. Pave all roadways, driveways, sidewalks, etc. within one month of site grading or as soon as feasible. In addition, building pads should be laid within one month of grading or as soon as feasible unless seeding or soil binders are used. Enclose, cover, water twice daily, or apply (non-toxic) soil stabilizers to exposed stockpiles (dirt, sand, etc.). Limit vehicle speeds on unpaved roads to 15 miles per hour. 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 the California airborne toxics control measure Title 13, Section 2485, of the California Code of Regulations). Clear signage to this effect shall be provided for construction workers at all access points. 	<p>Implementation:</p> <ul style="list-style-type: none"> Ongoing, throughout demolition, grading and/or construction. 	<p>Master Developer and Each FDP Project Applicant:</p> <ul style="list-style-type: none"> Require/ensure construction contractor to implement all the applicable measures identified in the SCA. Submit an Oak Knoll Dust Control Program as part of the Construction Management Plan to the Bureau of Building-Zoning Inspections, per <i>Enhanced Controls</i> condition (e). 	<p>City of Oakland, Bureau of Planning:</p> <ul style="list-style-type: none"> Review and approve Dust Control Program. <p>Applicant:</p> <ul style="list-style-type: none"> Ensure regular verification of the implementation of dust control measures and equipment and vehicle operation protocols and the Oak Knoll Dust Control Program. Verify that a designated dust control monitor is on-call during construction periods, per <i>Enhanced Controls</i> condition (e). <p>City of Oakland, Bureau of Building - Zoning Inspections:</p> <ul style="list-style-type: none"> Conduct periodic site visits to verify dust control measures and equipment and vehicle operation protocols and the Oak Knoll Dust Control Program are being implemented. 	

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.2 Air Quality (cont.)					
Impact AIR-1 (cont.)	<p>h. Idling times on all diesel-fueled off-road vehicles over 25 horsepower shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes and fleet operators must develop a written policy as required by Title 23, Section 2449, of the California Code of Regulations ("California Air Resources Board Off-Road Diesel Regulations").</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. Portable equipment shall be powered by electricity if available. If electricity is not available, propane or natural gas shall be used if feasible. Diesel engines shall only be used if electricity is not available and it is not feasible to use propane or natural gas.</p> <p><i>Enhanced Controls (applies to projects that involve 114 or more single family residential units or 240 or more multi-family residential units):</i></p> <p>a. 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>b. All excavation, grading, and demolition activities shall be suspended when average wind speeds exceed 20 mph.</p> <p>c. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.</p> <p>d. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for one month or more).</p> <p>e. 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>				

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.2 Air Quality (cont.)					
Impact AIR-1 (cont.)	<ul style="list-style-type: none"> f. 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. g. 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. h. Activities such as excavation, grading, and other ground-disturbing construction activities shall be phased to minimize the amount of disturbed surface area at any one time. i. All trucks and equipment, including tires, shall be washed off prior to leaving the site. j. 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. k. 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. Upon request by the City, the project applicant shall provide written documentation that fleet requirements have been met. l. Use low VOC (i.e., ROG) coatings beyond the local requirements (i.e., BAAQMD Regulation 8, Rule 3: Architectural Coatings). m. All construction equipment, diesel trucks, and generators shall be equipped with Best Available Control Technology for emission reductions of NOx and PM. n. Off-road heavy diesel engines shall meet the California Air Resources Board's most recent certification standard. o. Post a publicly-visible large on-site sign that includes the contact name and phone number for the project complaint manager responsible for responding to dust complaints and the telephone numbers of the City's 				

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.2 Air Quality (cont.)					
Impact AIR-1 (cont.)	Code Enforcement unit and the Bay Area Air Quality Management District. When contacted, the project complaint manager shall respond and take corrective action within 48 hours.				
Impact AIR-2: Operation of the Project would result in operational average daily emissions of more than 54 pounds per day of ROG, NOX, or PM _{2.5} or 82 pounds per day of PM ₁₀ ; or result in maximum annual emissions of 10 tons per year of ROG, NOX, or PM _{2.5} or 15 tons per year of PM ₁₀ . (Criterion b) (Significant and Unavoidable)	SCA TRA-4: Parking and Transportation Demand Management (<i>See under Section 4.13, Transportation and Traffic - Consistency with Adopted Policies, Plans or Programs Supporting Alternative Transportation</i>) SCA GHG-1: Greenhouse Gas (GHG) Reduction Plan (GGRP) (<i>See under Impact GHG-1</i>) SCA GHG-2: Green Building Requirements – Bay Friendly Landscape (<i>See under Impact GHG-1</i>)				
	New Mitigation Measure AIR-2.1: Use Low and Super-compliant VOC Architectural Coatings in Maintaining Buildings through CC&Rs. While Regulation 8 Rule 3 of the BAAQMD places limits on the VOC content of paint and other architectural coatings, use of lower VOC coatings available to consumers can further reduce operational ROG emissions. Low- and Super-Compliant VOC paints are manufactured and sold by numerous companies. "Low-VOC" refers to paints that meet the more stringent regulatory limits in South Coast AQMD Rule 1113; however, many manufacturers have reformulated to levels well below these limits. These are referred to as "Super-Compliant" Architectural Coatings (http://www.aqmd.gov/home/regulations/compliance/architectural-coatings/super-compliant-coatings).	FDP PROJECTS Implementation: <ul style="list-style-type: none"> Prior to issuance of first building permit for each project FDP. 	Each FDP Project Applicant: <ul style="list-style-type: none"> Submit FDP plans that specify proposed use of Low- and Super-Compliant VOC paints for all architectural structures. 	City of Oakland, Bureau of Planning: <ul style="list-style-type: none"> Verify inclusion of Low- and Super-Compliant VOC paints in plans for each project FDP. City of Oakland, Bureau of Building - Zoning Inspections: <ul style="list-style-type: none"> Verify use of Low- and Super-Compliant VOC paints. 	
	New Mitigation Measure AIR-2.2: Promote use of Green Consumer Products. To reduce ROG emissions associated with the project, the project sponsor and/or future developer(s) shall provide education for residential and commercial tenants concerning green consumer products. Prior to receipt of any certificate of final occupancy and every five years thereafter, the project sponsor and/or future developer(s) shall work with the City of Oakland to develop electronic correspondence to be distributed by email annually to residential and/or commercial tenants of each building on the project site that encourages the purchase of consumer products that generate lower than typical VOC emissions. The	FDP PROJECTS Plan Preparation: <ul style="list-style-type: none"> Prior to issuance of certificate of occupancy for each project FDP. Distribution of Plan and Information: <ul style="list-style-type: none"> Include with all sale and/or lease information and distributed upon sale or lease of each building. 	Each FDP Project Applicant: <ul style="list-style-type: none"> Submit to the Bureau of Planning FDP plans that specify proposed distribution materials about green consumer products. Work with Bureau of Planning staff to develop annual electronic correspondence to be distributed regarding environmentally preferable 	City of Oakland, Bureau of Planning: <ul style="list-style-type: none"> Review/verify green consumer products public education materials Confirm annual emailing of public education materials to residential and commercial tenants regarding Green Consumer Products. 	

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.2 Air Quality (cont.)					
Impact AIR-2 (cont.)	correspondence shall encourage environmentally preferable purchasing.	Re-coordination with City on Correspondence: <ul style="list-style-type: none">Every five years after date of each certificate of occupancy.	purchasing. Confirm logistics for email distribution and proof of compliance with the SCA.		
Impact AIR-4: Construction and operation of the Project would not generate substantial levels of toxic air contaminants (TACs). (Criterion d) (Less than Significant with SCAs)	SCA AIR-1: Construction-Related Air Pollution Controls (Dust and Equipment Emissions) (<i>See under Impact AIR-1</i>)				
	SCA AIR-2: Exposure to Air Pollution (Toxic Air Contaminants) (#20). a. Health Risk Reduction Measures. Prior to approval of construction-related permit. The project applicant shall incorporate appropriate measures into the project design in order to reduce the potential health risk due to exposure to toxic air contaminants. The project applicant shall choose <u>one</u> of the following methods: i. The project applicant shall retain a qualified air quality consultant to prepare a Health Risk Assessment (HRA) in accordance with California Air Resources Board (CARB) and Office of Environmental Health and Hazard Assessment requirements to determine the health risk of exposure of project residents/occupants/users to air pollutants. The HRA shall be submitted to the City for review and approval. If the HRA concludes that the health risk is at or below acceptable levels, then health risk reduction measures are not required. If the HRA concludes that the health risk exceeds acceptable levels, health risk reduction measures shall be identified Identified risk reduction measures shall be to reduce the health risk to acceptable levels. submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City. - or -	Certification Statement and On-site Requirements: <ul style="list-style-type: none">Prior to start of demolition, grading, or construction activities. Compliance Reporting: <ul style="list-style-type: none">Quarterly throughout construction activities. Plan Implementation: <ul style="list-style-type: none">Ongoing, throughout demolition, grading, and/or construction	Master Developer and Each FDP Project Applicant: <ul style="list-style-type: none">Require/ensure construction contractor to implement all the applicable measures identified in the SCA as part of the Construction Management Plan to the Bureau of Building-Zoning Inspections.	City of Oakland, Bureau of Planning: <ul style="list-style-type: none">Review Construction Emissions Minimization Plan, Compliance Certification Statement, and On-site Requirements specified in the HRA and SCA, to verify that appropriate methods to ensure NOx emissions below the BAAQMD threshold of significance are implemented.Review and approve quarterly reports in compliance with the Plan. City of Oakland, Bureau of Building - Zoning Inspections: <ul style="list-style-type: none">Verify construction operations in compliance with the implementation actions #1 through #4, including the Construction Emissions Minimization Plan.	

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.2 Air Quality (cont.)					
Impact AIR-4 (cont.)	<p>ii. The project applicant shall incorporate the following health risk reduction measures into the project. These features shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City:</p> <ul style="list-style-type: none"> – Installation of air filtration to reduce cancer risks and Particulate Matter (PM) exposure for residents and other sensitive populations in the project that are in close proximity to sources of air pollution. Air filter devices shall be rated MERV-13 or higher. As part of implementing this measure, an ongoing maintenance plan for the building's HVAC air filtration system shall be required. – Where appropriate, install passive electrostatic filtering systems, especially those with low air velocities (i.e., 1 mph). – Phasing of residential developments when proposed within 500 feet of freeways such that homes nearest the freeway are built last, if feasible. – The project shall be designed to locate sensitive receptors as far away as feasible from the source(s) of air pollution. Operable windows, balconies, and building air intakes shall be located as far away from these sources as feasible. If near a distribution center, residents shall be located as far away as feasible from a loading dock or where trucks concentrate to deliver goods. – Sensitive receptors shall be located on the upper floors of buildings, if feasible. – Planting trees and/or vegetation between sensitive receptors and pollution source, if feasible. Trees that are best suited to trapping PM shall be planted, including one or more of the following: Pine (<i>Pinus nigra</i> var. <i>maritima</i>), Cypress (<i>X Cupressocyparis leylandii</i>), Hybrid poplar (<i>Populus deltoids X trichocarpa</i>), and Redwood (<i>Sequoia sempervirens</i>). 				

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.2 Air Quality (cont.)					
Impact AIR-4 (cont.)	<ul style="list-style-type: none"> Sensitive receptors shall be located as far away from truck activity areas, such as loading docks and delivery areas, as feasible. Existing and new diesel generators shall meet CARB's Tier 4 emission standards, if feasible. Emissions from diesel trucks shall be reduced through implementing the following measures, if feasible: <ul style="list-style-type: none"> Installing electrical hook-ups for diesel trucks at loading docks. Requiring trucks to use Transportation Refrigeration Units (TRU) that meet Tier 4 emission standards. Requiring truck-intensive projects to use advanced exhaust technology (e.g., hybrid) or alternative fuels. Prohibiting trucks from idling for more than two minutes. Establishing truck routes to avoid sensitive receptors in the project. A truck route program, along with truck calming, parking, and delivery restrictions, shall be implemented. 				
	<p>b. Maintenance of Health Risk Reduction Measures. <i>Ongoing.</i> The project applicant shall maintain, repair, and/or replace installed health risk reduction measures, including but not limited to the HVAC system (if applicable), on an ongoing and as-needed basis. Prior to occupancy, the project applicant shall prepare and then distribute to the building manager/operator an operation and maintenance manual for the HVAC system and filter including the maintenance and replacement schedule for the filter.</p>	<p>Maintenance:</p> <ul style="list-style-type: none"> Ongoing, throughout all construction activities. <p>Distribute Manual and Replacement Schedule:</p> <ul style="list-style-type: none"> Include with all sale and/or lease information and distributed upon sale or lease of each building and every 3 years thereafter. 	<p>Master Developer and Each FDP Project Applicant:</p> <ul style="list-style-type: none"> Maintain, repair, and/or replace installed health risk reduction measures. Distribute filter manual and filter replacement schedule to the building manager/operator of building with an HVAC system. 	<p>City of Oakland, Bureau of Planning:</p> <ul style="list-style-type: none"> Ensure distribution of HVAC system and filter manual, and filter replacement schedule. <p>City of Oakland, Bureau of Building - Zoning Inspections:</p> <ul style="list-style-type: none"> Verify installed health risk reduction measures are maintained/replaced when necessary. 	

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.2 Air Quality (cont.)					
Impact AIR-4 (cont.)	<p><i>The proposed Project does not include stationary sources of TACs. The following SCA will apply if the Project operations change to include such sources.</i></p> <p>SCA AIR-3: Stationary Sources of Air Pollution (Toxic Air Contaminants) (#21).</p> <p><i>Prior to approval of construction-related permit.</i> The project applicant shall incorporate appropriate measures into the project design in order to reduce the potential health risk due to on-site stationary sources of toxic air contaminants. The project applicant shall choose one of the following methods:</p> <p>a. The project applicant shall retain a qualified air quality consultant to prepare a Health Risk Assessment (HRA) in accordance with California Air Resources Board (CARB) and Office of Environmental Health and Hazard Assessment requirements to determine the health risk associated with proposed stationary sources of pollution in the project. The HRA shall be submitted to the City for review and approval. If the HRA concludes that the health risk is at or below acceptable levels, then health risk reduction measures are not required. If the HRA concludes the health risk exceeds acceptable levels, health risk reduction measures shall be identified to reduce the health risk to acceptable levels. Identified risk reduction measures shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City.</p> <p>- or -</p> <p>b. The project applicant shall incorporate the following health risk reduction measures into the project. These features shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City:</p> <p>i. Installation of non-diesel fueled generators, if feasible, or;</p>	<p>Design/Health Risk Reduction Measures Incorporated into Project or Health Risk Assessment:</p> <ul style="list-style-type: none"> Prior to start of construction activities. <p>Compliance Reporting:</p> <ul style="list-style-type: none"> Regularly (quarterly) throughout construction activities. 	<p>Master Developer and Each FDP Project Applicant:</p> <ul style="list-style-type: none"> Submit FDP plans that specify the applicable measures identified in the SCA as part of the Construction Management Plan to the Bureau of Building-Zoning Inspections. 	<p>City of Oakland, Bureau of Planning:</p> <ul style="list-style-type: none"> Review HRA or design measures as specified in the SCA, to verify that appropriate measures are implemented. Review and approve compliance. 	

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.2 Air Quality (cont.)					
Impact AIR-4 (cont.)	ii. Installation of diesel generators with an EPA-certified Tier 4 engine or engines that are retrofitted with a CARB Level 3 Verified Diesel Emissions Control Strategy, if feasible.				
Impact AIR-5: Construction of the Project would not expose proposed sensitive receptors to substantial levels of toxic air contaminants (TACs). (Criterion e) (Less than Significant with SCAs)	SCA AIR-1: Construction-Related Air Pollution Controls (Dust and Equipment Emissions) (<i>See under Impact AIR-1</i>) SCA AIR-2: Exposure to Air Pollution (Toxic Air Contaminants) (<i>See under Impact AIR-4</i>)				
4.3 Biological Resources					
Impact BIO-1: The Project could have a substantial adverse effect, either directly or through habitat modifications, on any plant or animal species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. (Criterion a) (Potentially Significant).	SCA BIO-1: Tree Removal during Breeding Bird Season (#26). <i>Prior to removal of trees.</i> To the extent feasible, removal of any tree and/or other vegetation suitable for nesting of birds shall not occur during the bird breeding season of February 1 to August 15 (or during December 15 to August 15 for trees located in or near marsh, wetland, or aquatic habitats). If tree removal must occur during the bird breeding season, all trees to be removed shall be surveyed by a qualified biologist to verify the presence or absence of nesting raptors or other birds. Pre-removal surveys shall be conducted within 15 days prior to the start of work and shall be submitted to the City for review and approval. If the survey indicates the potential presence of nesting raptors or other birds, the biologist shall determine an appropriately sized buffer around the nest in which no work will be allowed until the young have successfully fledged. The size of the nest buffer will be determined by the biologist in consultation with the California Department of Fish and Wildlife, and will be based to a large extent on the nesting species and its sensitivity to disturbance. In general, buffer sizes of 200 feet for raptors and 50 feet for other birds should suffice to prevent disturbance to birds nesting in the urban environment, but these buffers may be increased	Conduct Pre-Removal Surveys: <ul style="list-style-type: none"> Within 15 days prior to removal of any trees and/or other vegetation suitable for nesting of birds. Agency Consultation for Nesting Raptors/Birds: <ul style="list-style-type: none"> Prior to the start of work involving ground disturbance or building dismantling, relocation or demolition. 	Master Developer and Each FDP Project Applicant: <ul style="list-style-type: none"> Conduct pre-removal surveys by a qualified biologist if work occurs during the bird breeding season. Submit pre-removal surveys to City of Oakland. 	City of Oakland, Bureau of Planning; Bureau of Building - Zoning Inspections: <ul style="list-style-type: none"> Review and accept pre-removal surveys. Applicant: <ul style="list-style-type: none"> Ensure regular verification of the implementation of this SCA during breeding season. City of Oakland, Bureau of Building - Zoning Inspections; qualified biologist approved by the Bureau of Planning: <ul style="list-style-type: none"> Conduct periodic site visits during bird breeding season to verify compliance per the SCA. 	

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.3 Biological Resources (cont.)					
Impact BIO-1 (cont.)	or decreased, as appropriate, depending on the bird species and the level of disturbance anticipated near the nest.			California Department of Fish and Wildlife (CDFW); qualified biologist approved by the Bureau of Planning: <ul style="list-style-type: none"> If pre-removal surveys indicate the potential presence of nesting raptors or other birds, consult with qualified biologist on size of nest buffer. 	
	<p>SCA BIO-2: Bird Collision Reduction Measures (#25).</p> <p><i>Prior to approval of a construction-related permit.</i> The following measures apply to all construction projects which include glass as part of the building's exterior AND at least one of the following: a) The project is located immediately adjacent to a substantial water body larger than 1 acre (i.e. Oakland Estuary, San Francisco Bay, Lake Merritt or other lake, reservoir or wetland). OR b) The project is located immediately adjacent to a substantial recreation area or park (i.e. a region-serving park, resource conservation area, neighborhood park, linear park, or special use park and generally over 1 acre in size) which contains substantial vegetation. OR c) The project includes substantial vegetated or green roof or green wall (roof or wall with growing medium and plants taking the place of conventional roofing such as asphalt, tile, gravel or shingles) but excluding container gardens OR d) The project includes an existing or proposed substantial vegetated area (generally contiguous one acre in size or larger) located directly adjacent to project buildings. e) The structure contains an atrium which will contain vegetation.</p> <p>The project applicant shall submit a Bird Collision Reduction Plan for City review and approval to reduce potential bird collisions to the maximum feasible extent. The Plan shall include all of the following mandatory measures, as well as applicable and specific project Best</p>	<p>Submit Bird Collision Reduction Plan:</p> <ul style="list-style-type: none"> Prior to issuance of first building permit for each project FDP. <p>Implement Plan:</p> <ul style="list-style-type: none"> Ongoing, throughout Project operations. 	<p>Master Developer and Each FDP Project Applicant:</p> <ul style="list-style-type: none"> Submit Oak Knoll Bird Collision Reduction Plan (Plan). Incorporate measures into Project building and landscape plans for implementation. 	<p>City of Oakland, Bureau of Planning:</p> <ul style="list-style-type: none"> Review and approve the Plan. <p>Applicant:</p> <ul style="list-style-type: none"> Ensure regular verification of compliance with the Plan. <p>City of Oakland, Bureau of Building - Zoning Inspections:</p> <ul style="list-style-type: none"> Conduct periodic site visits to verify compliance with the Plan. 	

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.3 Biological Resources (cont.)					
Impact BIO-1 (cont.)	<p>Management Practice (BMP) strategies to reduce bird strike impacts to the maximum feasible extent. The project applicant shall implement the approved Plan. Mandatory measures include all of the following:</p> <ul style="list-style-type: none"> i. For large buildings subject to federal aviation safety regulations, install minimum intensity white strobe lighting with three second flash instead of solid red or rotating lights. ii. Minimize the number of and co-locate rooftop-antennas and other rooftop structures. iii. Monopole structures or antennas shall not include guy wires. iv. Avoid the use of mirrors in landscape design. v. Avoid placement of bird-friendly attractants (i.e., landscaped areas, vegetated roofs, water features) near glass unless shielded by architectural features taller than the attractant that incorporate bird friendly treatments no more than two inches horizontally, four inches vertically, or both (the “two-by-four” rule), as explained below. vi. Apply bird-friendly glazing treatments to no less than 90 percent of all windows and glass between the ground and 60 feet above ground or to the height of existing adjacent landscape or the height of the proposed landscape. Examples of bird-friendly glazing treatments include the following: <ul style="list-style-type: none"> • Use opaque glass in window panes instead of reflective glass. • Uniformly cover the interior or exterior of clear glass surface with patterns (e.g., dots, stripes, decals, images, abstract patterns). Patterns can be etched, fritted, or on films and shall have a density of no more than two inches horizontally, four inches vertically, or both (the “two-by-four” rule). 				

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.3 Biological Resources (cont.)					
Impact BIO-1 (cont.)	<ul style="list-style-type: none"> Install paned glass with fenestration patterns with vertical and horizontal mullions no more than two inches horizontally, four inches vertically, or both (the “two-by-four” rule). Install external screens over non-reflective glass (as close to the glass as possible) for birds to perceive windows as solid objects. Install UV-pattern reflective glass, laminated glass with a patterned UV-reflective coating, or UV-absorbing and UV-reflecting film on the glass since most birds can see ultraviolet light, which is invisible to humans. Install decorative grilles, screens, netting, or louvers, with openings no more than two inches horizontally, four inches vertically, or both (the “two-by-four” rule). Install awnings, overhangs, sunshades, or light shelves directly adjacent to clear glass which is recessed on all sides. Install opaque window film or window film with a pattern/design which also adheres to the “two-by-four” rule for coverage. <p>vii. Reduce light pollution. Examples include the following:</p> <ul style="list-style-type: none"> Extinguish night-time architectural illumination treatments during bird migration season (February 15 to May 15 and August 15 to November 30). Install time switch control devices or occupancy sensors on non-emergency interior lights that can be programmed to turn off during non-work hours and between 11:00 p.m. and sunrise. Reduce perimeter lighting whenever possible. Install full cut-off, shielded, or directional lighting to minimize light spillage, glare, or light trespass. Do not use beams of lights during the spring (February 15 to May 15) or fall (August 15 to November 30) migration. 				

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.3 Biological Resources (cont.)					
Impact BIO-1 (cont.)	<p>viii. Develop and implement a building operation and management manual that promotes bird safety. Example measures in the manual include the following:</p> <ul style="list-style-type: none"> • Donation of discovered dead bird specimens to an authorized bird conservation organization or museums (e.g., UC Berkeley Museum of Vertebrate Zoology) to aid in species identification and to benefit scientific study, as per all federal, state and local laws. • Distribution of educational materials on bird-safe practices for the building occupants. Contact Golden Gate Audubon Society or American Bird Conservancy for materials. • Asking employees to turn off task lighting at their work stations and draw office blinds, shades, curtains, or other window coverings at end of work day. • Install interior blinds, shades, or other window coverings in windows above the ground floor visible from the exterior as part of the construction contract, lease agreement, or CC&Rs. • Schedule nightly maintenance during the day or to conclude before 11 p.m., if possible. 				
	<p>Special-Status Animal Species</p> <p>SCA Implementation Measure BIO-1.1: To further implement SCA BIO-1 during construction, to the extent feasible, grading and building or structure relocation or demolition (i.e., Club Knoll Garage) shall not occur during the bird breeding season of February 1 to August 15. If such activities must occur during the bird breeding season, areas where ground disturbance or building relocation or demolition will occur shall be surveyed by a qualified biologist to verify the presence or absence of nesting raptors or other birds.</p> <p>Surveys shall be conducted within 15 days prior to the start of work and shall be submitted to the City for review and approval. If the survey indicates the potential presence of nesting raptors or other birds protected under federal or state regulations, the biologist, in</p>	<p>Conduct Pre-Construction Surveys:</p> <ul style="list-style-type: none"> • Within 15 days prior to the start of ground disturbance or building relocation or demolition/dismantling. <p>Agency Consultation for Nesting Raptors/Birds (protected under federal or state regulations):</p> <ul style="list-style-type: none"> • Prior to the start of ground disturbance or building relocation or demolition/dismantling. 	<p>Master Developer and Each FDP Project Applicant:</p> <ul style="list-style-type: none"> • Conduct pre-construction surveys by a qualified biologist if work occurs during the bird breeding season. • Submit pre-construction surveys to City of Oakland. 	<p>Applicant:</p> <ul style="list-style-type: none"> • Ensure regular verification of the implementation during bird breeding season and verify compliance per the SCA Implementation Measure. <p>City of Oakland, Bureau of Planning; Bureau of Building - Zoning Inspections:</p> <ul style="list-style-type: none"> • Review and approve pre-construction surveys 	

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.3 Biological Resources (cont.)					
Impact BIO-1 (cont.)	consultation with the City, shall determine an appropriately sized buffer around the nest in which no work will be allowed to ensure no significant impacts and will maintain that buffer until the young have successfully fledged. The size of the nest buffer will be based on the nesting species and its sensitivity to disturbance. In general, buffer sizes of 200 feet for raptors and 50 feet for other birds should suffice to prevent disturbance to birds nesting in the urban environment.	Conduct Work Per Survey Results: <ul style="list-style-type: none"> Ongoing, throughout ground disturbance or building relocation or demolition/dismantling. 		<ul style="list-style-type: none"> Conduct periodic site visits during bird breeding season to verify compliance per the SCA Implementation Measure. City of Oakland, Bureau of Planning: <ul style="list-style-type: none"> If pre-construction surveys indicate the potential presence of nesting raptors or other birds, consult with qualified biologist on size of nest buffer. 	
	<p>New Mitigation Measure BIO-1.1: A preconstruction habitat assessment for special-status bats shall be conducted by a qualified biologist in advance of tree removal and building demolition within the Project site to characterize potential bat habitat and identify potentially active roost sites. Should the preconstruction survey find no bat habitat or potential bat roosting sites then no further action is required. Should potential roosting habitat or active bat roosts be found in trees to be removed or buildings to be relocated or demolished (i.e. Club Knoll Garage) under the project, the Project sponsor shall implement avoidance and minimization measures. Bats utilize trees and buildings differently depending on the species and the time of year. Tree and building specific measures are outlined below. These measures include the following, subject to modification and augmentation by the terms of applicable permits issued by the CDFW:</p> <p>a) To avoid impacts to tree roosting bats, trees and snags should be removed between October 1 and March 31, which is outside of the maternity roosting season, when female bats aggregate to give birth and raise their young.</p> <p>b) If tree removal must occur between April 1 and September 30, and the bat roost habitat assessment identified suitable or potentially occupied roosts within the Project Area, a preconstruction bat survey</p>	Conduct Pre-Construction Bat Habitat Surveys: <ul style="list-style-type: none"> Prior to any tree removal or building demolition/ dismantling; or At least 14 days prior to any tree removal and building demolition, if activities must occur between April 1 and September 30), and the bat roost habitat assessment identified suitable or potentially occupied roosts within the Project Area. <p>Agency Consultation for Avoidance and Protection Measures (if special-status bat species or maternity roosts are detected):</p> <ul style="list-style-type: none"> Prior to the start of work involving ground disturbance or building relocation or demolition/dismantling. 	Master Developer and Each FDP Project Applicant: <ul style="list-style-type: none"> Conduct preconstruction habitat surveys (assessments) for special-status bats. Ensure a qualified biologist conducts the surveys. Implement avoidance and minimization measures according to the survey results. 	Applicant: <ul style="list-style-type: none"> Ensure regular verification of compliance with avoidance and minimization measures per New Mitigation Measures BIO-1.1. <p>City of Oakland, Bureau of Planning; Bureau of Building-Zoning Inspections:</p> <ul style="list-style-type: none"> Review and approve pre-construction surveys. Conduct periodic site visits to verify compliance with avoidance and minimization measures per New Mitigation Measures BIO-1.1. Verify qualified biologist is present during activities specified in New Mitigation Measures BIO-1.1. 	

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.3 Biological Resources (cont.)					
Impact BIO-1 (cont.)	<p>should be performed by a qualified bat biologist no more than 14 days prior to tree removal to determine if potential roost structures are occupied. Surveys may include acoustic monitoring to identify species within suspected roost sites. If special-status bat species or maternity roosts are detected during these surveys, appropriate species and roost specific avoidance and protection measures will be developed in consultation with CDFW. Such measures may include postponing the removal of trees or snags until the end of the maternity roosting season, implementing exclusionary work buffers, or other compensatory mitigation.</p> <p>c) Removal of trees or snags with potential bat roosting habitat or active bat roost sites shall occur only when no rain is forecast for three days, when daytime temperatures are at least 50°F, and shall follow a two-step removal process:</p> <ol style="list-style-type: none"> On the first day of tree removal and under supervision of the qualified biologist, branches and limbs not containing cavities or fissures in which bats could roost, shall be cut only using chainsaws. On the following day and under the supervision of the qualified biologist, the remainder of the tree may be removed, either using chainsaws or other equipment (e.g. excavator or backhoe). All felled trees should remain on the ground for at least 24 hours prior to chipping, off-site removal, or other processing to allow any bats to escape. <p>d) Irrespective of the time of year, all buildings or structures should be surveyed for active bat roosts or signs of roosting (guano, urine staining, dead bats) by a qualified bat biologist no more than 14 days prior to removal to determine if the building or structure is used for roosting. If evidence of roosting is present, the qualified bat biologist will determine, if possible, the type of roost and species. If special-status bat species or maternity or hibernation roosts</p>	<p>Conduct Work Per Survey Results:</p> <p>Ongoing, throughout work involving ground disturbance or building relocation or demolition/dismantling.</p>		<p>City of Oakland, Bureau of Planning; CDFW:</p> <ul style="list-style-type: none"> If surveys indicate special-status bat species or maternity roosts, consult with qualified biologist specific avoidance and protection measures per measure (b). If surveys identify active bat roosts on or in the immediate vicinity of where tree removal and building demolition is planned, consult with qualified biologist to establish disturbance buffer per measure (e). <p>Verify a permitted bat biologist performs any roost exclusions per measure (g).</p>	

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.3 Biological Resources (cont.)					
Impact BIO-1 (cont.)	<p>are detected during these surveys, appropriate species and roost specific avoidance and protection measures will be developed in consultation with CDFW. Such measures may include postponing the removal of buildings or structures, exclusionary work buffers, or other compensatory mitigation.</p> <p>e) If surveys identify active bat roosts are found on or in the immediate vicinity of the Project site where tree removal and building demolition is planned, a no disturbance buffer shall be established around these roost sites until they are determined to be no longer active by the qualified bat biologist. The size of the no disturbance buffer would be determined by the qualified bat biologist in conjunction with CDFW and would depend on existing screening around the roost site (such as dense vegetation or a building), the roost type, species present, as well as the type of construction activity which would occur around the roost site.</p> <p>f) The qualified biologist shall be present during tree removal and building relocation or demolition if potential bat roosting habitat is present or if such work is to occur in the vicinity of any identified active bat roosts.</p> <p>g) Relocation or demolition of buildings containing or suspected to contain potential bat roosting habitat or active bat roosts shall be dismantled under the supervision of the qualified bat biologist. If relocation or demolition of buildings containing active non-maternity roosting bats is necessary, a permitted bat biologist will perform a roost exclusion by installation of one-way exits and modification of the roost to render it unsuitable. Under no circumstances will active maternity roosts be disturbed until the roost disbands at the completion of the maternity roosting season.</p>				

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.3 Biological Resources (cont.)					
Impact BIO-1 (cont.)	<p>New Mitigation Measure BIO-1.2: A preconstruction survey for San Francisco dusky-footed woodrat middens shall be conducted by a qualified wildlife biologist prior to the start of construction in suitable habitat within the Project site. Middens identified during surveys shall be flagged as a sensitive resource and avoided during construction, if feasible.</p> <p>Should avoidance of woodrat middens within the Project site not be feasible, the Project sponsor, shall consult with CDFW regarding a qualified biologist dismantling of the middens by hand for relocation outside of the Project site. If approved by CDFW, a qualified wildlife biologist shall dismantle only middens within the Project site that would be disturbed by construction activities. If young are encountered during dismantling of the midden, any removed material shall be replaced and a 50-foot no-disturbance buffer shall be established around the active midden. The buffer shall remain until young are weaned and are able to disperse on their own accord (typically for a period of 14 days). All removed midden substrate shall be collected and relocated to suitable woodland habitat outside of the Project footprint. Appropriate personal protective equipment (e.g., respirator, gloves, and Tyvek suit) shall be used while dismantling and relocating woodrat nest material to protect against disease carried by rodents (e.g. hantavirus).</p>	<p>Conduct Pre-Construction San Francisco Dusky-footed Woodrat Midden Surveys:</p> <ul style="list-style-type: none"> Prior to the start of construction within areas of suitable dusky-footed woodrat habitat. <p>Agency Consultation for Midden Relocation and/or No-Disturbance Buffers:</p> <ul style="list-style-type: none"> Prior to dismantling middens or establishing no-disturbance buffers. <p>Conduct Work Per Surveys:</p> <ul style="list-style-type: none"> Ongoing, throughout ground disturbance or construction. 	<p>Master Developer and Each FDP Project Applicant:</p> <ul style="list-style-type: none"> Conduct preconstruction midden surveys for San Francisco dusky-footed woodrat. Ensure a qualified wildlife biologist conducts the surveys. Implement avoidance and dismantling/ relocation activities according to the survey results. 	<p>Applicant:</p> <ul style="list-style-type: none"> Ensure regular verification of compliance with avoidance and dismantling/ relocation activities per New Mitigation Measure BIO-1.2. <p>City of Oakland, Bureau of Planning; and Bureau of Building - Zoning Inspections:</p> <ul style="list-style-type: none"> Review and approve pre-construction surveys. Conduct periodic site visits to verify compliance with avoidance and dismantling/ relocation activities per New Mitigation Measure BIO-1.2. <p>City of Oakland, Bureau of Planning; CDFW:</p> <ul style="list-style-type: none"> If surveys indicate special-status bat species or maternity roosts, consult with qualified biologist specific avoidance and protection measures per measure b. If surveys identify active bat roosts on or in the immediate vicinity of where tree removal and building demolition is planned, consult with qualified biologist to establish disturbance buffer per measure e. 	

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.3 Biological Resources (cont.)					
Impact BIO-1 (cont.)				Verify qualified wildlife biologist performs surveys and dismantling/ relocation activities per Mitigation Measures BIO-1.1.	
	<p>SCA Implementation Measure BIO-1.2: To further implement SCA BIO-1, a Project-specific Worker Environmental Awareness Program (WEAP) training shall be developed and implemented by a qualified biologist and attended by all Project construction personnel prior to beginning work onsite. The training could consist of a recorded presentation that could be reused for new personnel throughout the duration of construction. The WEAP training shall generally include but not be limited to the following:</p> <ul style="list-style-type: none"> a) Applicable State and federal laws, environmental regulations, Project permit conditions, and penalties for non-compliance; b) Special-status plant and animal species with potential to occur on or in the vicinity of the Project site, avoidance and protection measures, and a protocol for encountering such species including a communication chain; c) Known sensitive resource areas in the Project site which are to be avoided and/or protected (e.g. tree to be retained under the Project) as well as approved Project work areas; d) Preconstruction surveys and biological monitoring requirements associated with each phase of work and restrictions for working nearby sensitive resources within the Project site; and e) Best Management Practices (BMPs) and their location on the Project site for erosion control, pursuant to SCA HYD-1 (Erosion and Sedimentation Control Plan for Construction). 	<p>Submit WEAP Training:</p> <ul style="list-style-type: none"> • Prior to start of construction activities. <p>Implement Approved WEAP Training:</p> <ul style="list-style-type: none"> • Prior to start of any construction activity and ongoing. 	<p>Master Developer and Each FDP Project Applicant:</p> <ul style="list-style-type: none"> • Develop and submit a WEAP training. Ensure a qualified biologist develops and implements the WEAP training. • Specify location of BMPs on the Erosion and Sedimentation Control Plan for Construction (SCA HYD-1). 	<p>City of Oakland, Bureau of Planning:</p> <ul style="list-style-type: none"> • Review and approve WEAP. <p>City of Oakland, Bureau of Building - Zoning Inspections</p> <ul style="list-style-type: none"> • Verify implementation of WEAP training. 	

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.3 Biological Resources (cont.)					
<p>Impact BIO-2: The Project could have a substantial adverse effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. (Criterion b) (Potentially Significant)</p>	<p>SCA BIO-3: Creek Protection Plan (#54).</p> <p>a. Creek Protection Plan Required. Prior to approval of construction-related permit. The project applicant shall submit a Creek Protection Plan for review and approval by the City. The Plan shall be included with the set of project drawings submitted to the City for site improvements and shall incorporate the contents required under section 13.16.150 of the Oakland Municipal Code including Best Management Practices ("BMPs") during construction and after construction to protect the creek. Required BMPs are identified below in sections (b), (c), and (d).</p> <p>b. Construction BMPs. Prior to approval of construction-related permit. The Creek Protection Plan shall incorporate all applicable erosion, sedimentation, debris, and pollution control BMPs to protect the creek during construction. The measures shall include, but are not limited to, the following:</p> <p>i. On sloped properties, the downhill end of the construction area must be protected with silt fencing (such as sandbags, filter fabric, silt curtains, etc.) and hay bales oriented parallel to the contours of the slope (at a constant elevation) to prevent erosion into the creek.</p> <p>ii. The project applicant shall implement mechanical and vegetative measures to reduce erosion and sedimentation, including appropriate seasonal maintenance. One hundred (100) percent degradable erosion control fabric shall be installed on all graded slopes to protect and stabilize the slopes during construction and before permanent vegetation gets established. All graded areas shall be temporarily protected from erosion by seeding with fast growing annual species. All bare slopes must be covered with staked tarps when rain is occurring or is expected.</p> <p>iii. Minimize the removal of natural vegetation or ground cover from the site in order to minimize the potential for erosion and sedimentation problems. Maximize the replanting of the area with native vegetation as soon as possible.</p>	<p>SITEWIDE MASTER PLAN – PHASE 1</p> <p>Submit Creek Protection Plan:</p> <ul style="list-style-type: none"> Prior to approval of any construction-related permit. <p>Implement (b) Construction BMPs (ii and xii), and (c) Post-Construction BMPs:</p> <ul style="list-style-type: none"> (Same as <i>Monitoring/ Inspections and Written Monitoring Report</i> for condition (e) <i>Creek Protection Plan Implementation</i> below.) 	<p>Master Developer:</p> <ul style="list-style-type: none"> Develop and submit Creek Protection Plan, incorporating specified BMPs, per sections (b) Construction BMPs, (c) Post-construction BMPs, and (d) Final landscaping details of the SCA. Implement approved mechanical and vegetative measures to reduce erosion and sedimentation, per BMP (b)(ii); and all erosion and sedimentation control measures in strict accordance with Regional Water Quality Control Board (RWQCB) controls, per BMP (b)(xii). 	<p>City of Oakland, Bureau of Planning; Bureau of Building – Zoning Inspections; Public Works Agency – Environmental Services:</p> <ul style="list-style-type: none"> Review and approve Creek Protection Plan incorporating specified BMPs, per sections (b) Construction BMPs, (c) Post-construction BMPs, and (d) Final landscaping details of the SCA. Verify effectiveness of erosion and sedimentation control measures. (Also see condition (e) <i>Creek Protection Plan Implementation</i> below, and SCA HYD-1.) Verify consistency of Creek Protection Plan with the Master Developer's submittal of regulatory permit applications to U.S. Army Corps (Section 404 permit); RWQCB (NPDES permit and 401 permit); and CDFW (Lake/Streambed Alteration Agreement). 	<p><i>Creek Protection Plan</i>, submitted to City 2/24/2016</p>

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.3 Biological Resources (cont.)					
Impact BIO-2 (cont.)	<ul style="list-style-type: none"> iv. All work in or near creek channels must be performed with hand tools and by a minimum number of people. Immediately upon completion of this work, soil must be repacked and native vegetation planted. Note: Measure is not feasible due to scale and proposed alterations to the creek channel. The City has made a Finding that the other measures imposed as part of the creek restoration plan and analyzed in the CEQA analysis are equal or better protective measures v. Install filter materials (such as sandbags, filter fabric, etc.) acceptable to the City at the storm drain inlets nearest to the project site prior to the start of the wet weather season (October 15); site dewatering activities; street washing activities; saw cutting asphalt or concrete; and in order to retain any debris flowing into the City storm drain system. Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness and prevent street flooding. vi. Ensure that concrete/granite supply trucks or concrete/plaster finishing operations do not discharge wash water into the creek, street gutters, or storm drains. vii. Direct and locate tool and equipment cleaning so that wash water does not discharge into the creek. viii. Create a contained and covered area on the site for storage of bags of cement, paints, flammables, oils, fertilizers, pesticides, or any other materials used on the project site that have the potential for being discharged to the creek or storm drain system by the wind or in the event of a material spill. No hazardous waste material shall be stored on site. ix. Gather all construction debris on a regular basis and place it in a dumpster or other container which is emptied or removed at least on a weekly basis. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to stormwater pollution. 				

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.3 Biological Resources (cont.)					
Impact BIO-2 (cont.)	<p>x. Remove all dirt, gravel, refuse, and green waste from the sidewalk, street pavement, and storm drain system adjoining the project site. During wet weather, avoid driving vehicles off paved areas and other outdoor work.</p> <p>xi. Broom sweep the street pavement adjoining the project site on a daily basis. Caked-on mud or dirt shall be scraped from these areas before sweeping. At the end of each workday, the entire site must be cleaned and secured against potential erosion, dumping, or discharge to the creek, street, gutter, or storm drains.</p> <p>xii. All erosion and sedimentation control measures implemented during construction activities, as well as construction site and materials management shall be in strict accordance with the control standards listed in the latest edition of the Erosion and Sediment Control Field Manual published by the Regional Water Quality Control Board (RWQCB).</p> <p>xiii. Temporary fencing is required for sites without existing fencing between the creek and the construction site and shall be placed along the side adjacent to construction (or both sides of the creek if applicable) at the maximum practical distance from the creek centerline. This area shall not be disturbed during construction without prior approval of the City.</p> <p>c. Post-Construction BMPs. Prior to approval of construction-related permit. The project shall not result in a substantial increase in stormwater runoff volume or velocity to the creek or storm drains. The Creek Protection Plan shall include site design measures to reduce the amount of impervious surface to maximum extent practicable. New drain outfalls shall include energy dissipation to slow the velocity of the water at the point of outflow to maximize infiltration and minimize erosion.</p>				

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.3 Biological Resources (cont.)					
Impact BIO-2 (cont.)	<p>d. Creek Landscaping. <i>Prior to approval of construction-related permit.</i> The project applicant shall include final landscaping details for the site on the Creek Protection Plan, or on a Landscape Plan, for review and approval by the City. Landscaping information shall include a planting schedule, detailing plant types and locations, and a system to ensure adequate irrigation of plantings for at least one growing season.</p> <p>Plant and maintain only drought-tolerant plants on the site where appropriate as well as native and riparian plants in and adjacent to riparian corridors. Along the riparian corridor, native plants shall not be disturbed to the maximum extent feasible. Any areas disturbed along the riparian corridor shall be replanted with mature native riparian vegetation and be maintained to ensure survival.</p>				
	<p>e. Creek Protection Plan Implementation. <i>During construction; ongoing.</i> The project applicant shall implement the approved Creek Protection Plan during and after construction. During construction, all erosion, sedimentation, debris, and pollution control measures shall be monitored regularly by the project applicant. The City may require that a qualified consultant (paid for by the project applicant) inspect the control measures and submit a written report of the adequacy of the control measures to the City. If measures are deemed inadequate, the project applicant shall develop and implement additional and more effective measures immediately.</p>	<p>SITEWIDE MASTER PLAN – PHASE 1</p> <p>Implement Creek Protection Plan:</p> <ul style="list-style-type: none"> Ongoing, throughout all construction activities and project operations. <p>Monitor/Inspect:</p> <ul style="list-style-type: none"> Ongoing, bi-weekly, throughout all construction activities; and if construction occurs during wet weather season (October 15 through April 15) timeframes may change as necessary and determine by the City or other oversight agency, based on findings of the monitoring/ inspections. 	<p>Master Developer:</p> <ul style="list-style-type: none"> Implement approved Creek Protection Plan. Ensure qualified consultant to monitor/inspect and submit written report on adequacy of erosion, sedimentation, debris, and pollution control measures, per BMP (b)(ii) and BMP (b)(xii) in strict accordance with RWQCB controls (also see SCA HYD-1. 	<p>Applicant:</p> <ul style="list-style-type: none"> Ensure regular monitoring /inspections by a qualified consultant, to verify compliance with approved Creek Protection Plan and success of the creek protection measures per this condition (e) and BMPs (b), (c) and (d) (see <i>Timing</i>). Ensure additional and/or more effective erosion, sedimentation, debris, and pollution control measures are immediately developed and implemented as needed. 	

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.3 Biological Resources (cont.)					
Impact BIO-2 (cont.)		Submit Monitoring Report: Monthly, during construction; every three months for one year after construction.		City of Oakland, Bureau of Planning; Bureau of Building - Zoning Inspections; Public Works Agency – Environmental Services: Conduct periodic site visits and/or confirm monitoring /inspections by a qualified consultant, to verify compliance with approved Creek Protection Plan and success of the creek protection measures per this condition (e) and BMPs (b), (c) and (d) (see <i>Timing</i>).	
	SCA Implementation Measure BIO-3.1: To further implement SCA BIO-3, buildings adjacent to Powerhouse Creek must be constructed at least 15 feet from the parcel line that is adjacent to the creek, or at least 20 feet from the established top of creek bank. Alternatively, the Project shall set aside a "Building-free Powerhouse Creek Corridor" that is least 80 feet wide for the total length of Powerhouse Creek. The final total length of the altered Power House Creek channel must be equal to or greater than the existing length of creek channel.	Submit Plans: <ul style="list-style-type: none"> Prior to approval of a construction-related permit for Phase 1 lots adjacent to Powerhouse Creek and/or alteration of Powerhouse Creek channel. Implement Plan: <ul style="list-style-type: none"> Ongoing, throughout all construction activities. 	Master Developer and Phase 1 FDP Project Applicant: <ul style="list-style-type: none"> Submit and implement project FDP showing building-creek buffers, and/or proposed Powerhouse Creek channel alterations, consistent with SCA. 	Applicant: <ul style="list-style-type: none"> Ensure regular verification of compliance with the SCA. City of Oakland, Bureau of Planning; Bureau of Building - Zoning Inspections; Public Works Agency – Environmental Services: <ul style="list-style-type: none"> Review and approve project FDP showing adequate building-creek buffers. Conduct periodic site visits to verify compliance with the SCA. 	
	SCA HYD-1: Erosion and Sedimentation Control Plan for Construction (<i>See under Impact HYD-1</i>) SCA HYD-2: State Construction General Permit (<i>See under Impact HYD-1</i>)				

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.3 Biological Resources (cont.)					
Impact BIO-2 (cont.)	<p>New Mitigation Measure BIO-2: The Project sponsor shall mitigate for temporary disturbance of riparian habitat and oak woodland in support of the Project through restoration or preservation / enhancement of riparian habitat or oak woodland at a ratio of 2:1 (restored/preserved area : impacted area) through one of the following options:</p> <ol style="list-style-type: none"> On Site Mitigation <ol style="list-style-type: none"> Planting replacement trees, and Establishing a restrictive covenant or similar instrument to protect existing riparian woodland habitat. <p>The Project sponsor shall prepare a Habitat Mitigation and Monitoring Plan (HMMP) for riparian and oak woodland habitat restored under the Project. The HMMP would be subject to approval by the entity with jurisdiction over the restored areas (City of Oakland). The HMMP shall include a detailed description of restoration/enhancement/ preservation actions proposed such as a planting plan, a weed control plan to prevent the spread of invasive and non-native species within restored areas, and erosion control measures to be installed around the restored area following mitigation planting in order to avoid or minimize sediment runoff into the adjacent creeks; restoration performance criteria for each restored area that establish success thresholds over a specific amount of time, as determined by regulatory agencies with jurisdiction of the affected areas; and proposed monitoring/maintenance program to evaluate the restoration performance criteria, under which progress of restored areas are tracked to ensure survival of the mitigation plantings. The program shall document overall health and vigor of mitigation plantings throughout the monitoring period and provide recommendations for adaptive management as needed to ensure the site is successful, according to the established performance criteria. An annual report documenting the results</p>	<p>SITEWIDE MASTER PLAN</p> <p>Submit HMMP or Payment of In-Lieu Fee:</p> <ul style="list-style-type: none"> Prior to approval of any construction-related permit. <p>Conduct Work Per Approved HMMP:</p> <ul style="list-style-type: none"> Ongoing, throughout all construction activity. <p>Submit Annual Monitoring Reports:</p> <p>Within one year of final inspection of work within riparian and oak woodland habitat, and annually thereafter for up to ten years.</p> <p>Implement Recommendations for Periodic Improvements:</p> <ul style="list-style-type: none"> Ongoing, as needed. 	<p>Master Developer:</p> <ul style="list-style-type: none"> Develop and submit HMMP, incorporating replacement tree plantings (1)(a); restrictive covenant or similar to protect existing riparian and oak woodland habitat (1)(b), per measure (1) of the SCA. Implement approved HMMP; or Pay and present proof of payment of in-lieu fee of the approved amount to the approved recipient(s). Prepare and submit annual monitoring reports and, as needed, recommendations for periodic improvement. 	<p>City of Oakland, Bureau of Planning; Bureau of Building – Zoning Inspections; Public Works Agency – Environmental Services.</p> <p>U.S. Army Corps (Section 404 permit); RWQCB (NPDES permit and 401 permit); and CDFW (Lake/Streambed Alteration Agreement):</p> <ul style="list-style-type: none"> Review and approve HMMP, including restoration performance criteria and On Site Mitigations, per measure (1), unless in-lieu fee is elected. <p>Applicant:</p> <ul style="list-style-type: none"> If replacement plantings are planned, ensure regular verification of the success of plantings per the HMMP, implementation of periodic recommendations, and all SCA conditions. <p>City of Oakland, Bureau of Planning; Bureau of Building – Zoning Inspections; Public Works Agency – Environmental Services:</p> <ul style="list-style-type: none"> Verify calculation, amount, payment and recipient(s) of in-lieu fee, per measure (2), if in-lieu fee is elected. 	

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.3 Biological Resources (cont.)					
Impact BIO-2 (cont.)	<p>and providing recommendations for improvements throughout the year shall be provided to the City, or</p> <p>2. Paying an in-lieu fee to a natural resource agency or a non-profit organization that would use the fees to protect or enhance oak woodland habitat of the region.</p> <p>If an in-lieu fee is used for mitigation, there must be a direct nexus between the amount of fees paid and mitigation required in terms of oak tree replacement and oak woodland preservation. The amount of the in-lieu fee shall be determined either by calculating the value of the land with oak woodland habitat proposed for removal, or by some other calculation developed by a qualified biologist in collaboration with the City of Oakland. This alternate calculation shall reflect differences in the quality of habitat proposed for removal, and may consider the cost of comparable habitat (fee title or easement) in nearby areas.</p>			<ul style="list-style-type: none"> Review and approve Annual HMMP Monitoring Report and periodic recommendations. <p>If replacement plantings are planned, conduct periodic site visits to verify success of plantings per the HMMP, implementation of periodic recommendations, and all SCA conditions.</p>	
Impact BIO-3: The Project would not have a substantial adverse effect on federally protected wetlands or other waters (as defined by section 404 of the Clean Water Act) or state protected wetlands or waters, through direct removal, filling, hydrological interruption, or other means. (Criterion c) (Less than Significant with SCAs)	<p>SCA BIO-3: Creek Protection Plan (<i>See under Impact BIO-2</i>)</p> <p>SCA Implementation Measure BIO-3.1 (<i>to further implement SCA BIO-3</i>) (<i>See under Impact BIO-2</i>)</p> <p>SCA HYD-1: Erosion and Sedimentation Control Plan for Construction (<i>See under Impact HYD-1</i>)</p> <p>SCA HYD-2: State Construction General Permit (<i>See under Impact HYD-1</i>)</p>				

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.3 Biological Resources (cont.)					
Impact BIO-4: The Project would not substantially interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. (Criterion d) (Less than Significant with SCAs)	<p>SCA BIO-4: Dewatering/Diversion (#55).</p> <p><i>Prior to approval of construction-related permit.</i> The project applicant shall submit a Dewatering and Diversion Plan for review and approval by the City, and shall implement the approved Plan. The Plan shall comply, at a minimum, with the following:</p> <p>a. All dewatering and diversion activities shall comply with the requirements of all necessary regulatory permits and authorizations from other agencies (e.g., Regional Water Quality Control Board, California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, and Army Corps of Engineers).</p> <p>All native aquatic life (e.g., fish, amphibians, and turtles) within the work site shall be relocated by a qualified biologist prior to dewatering, in accordance with applicable regional, state, and federal requirements. Captured native aquatic life shall be moved to the nearest appropriate site on the stream channel downstream. The biologist shall check daily for stranded aquatic life as the water level in the dewatering area drops. All reasonable efforts shall be made to capture and move all stranded aquatic life observed in the dewatered areas. Capture methods may include fish landing nets, dip nets, buckets, and by hand. Captured aquatic life shall be released immediately in the nearest appropriate downstream site. This condition does not allow the take or disturbance of any state or federally listed species, nor state-listed species of special concern, unless the applicant obtains a project specific authorization from the California Department of Fish and Wildlife and/or the U.S. Fish and Wildlife Service, as applicable.</p> <p>b. If any dam or other artificial obstruction is constructed, maintained, or placed in operation within the stream channel, ensure that sufficient water is allowed to pass down channel at all times to maintain native aquatic life below the dam or other artificial obstruction.</p> <p>c. Construction and operation of dewatering/diversion devices shall meet the standards contained in the</p>	<p>SITEWIDE MASTER PLAN – PHASE 1</p> <p>Submit D&D Plan (as part of Creek Protection Plan, SCA BIO-3[a]):</p> <ul style="list-style-type: none"> Prior to approval of any construction-related permit. <p>Implement D&D Plan:</p> <ul style="list-style-type: none"> Ongoing, during any alterations to, or construction in, the creek channel. <p>Monitor Aquatic Life Movement:</p> <ul style="list-style-type: none"> Daily, throughout alterations or construction in the creek channel. 	<p>Master Developer:</p> <ul style="list-style-type: none"> Develop and submit Dewatering and Diversion (D&D) Plan, compliant with regulatory permits and authorizations from other permitting agencies (U.S. Army Corps, RWQCB, U.S. DFW, CDGW). Implement approved D&D Plan, and all RWQCB erosion and sedimentation control standards, per condition (e) (also see SCA HYD-1). Ensure daily monitoring for stranded aquatic life by qualified biologist. 	<p>Applicant:</p> <ul style="list-style-type: none"> Ensure regular verification of compliance with the SCA. Ensure verification of daily monitoring by a qualified biologist for stranded aquatic life, and captures/releases per condition (b). <p>City of Oakland, Bureau of Planning; Bureau of Building – Zoning Inspections; Public Works Agency – Environmental Services.</p> <p>U.S. Army Corps; RWQCB; USFWS, CDFW:</p> <ul style="list-style-type: none"> Review and approve D&D Plan, in concert with the Creek Protection Plan (SCA BIO-3 [a]). Conduct periodic site visits to verify compliance with the SCA. 	

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.3 Biological Resources (cont.)					
Impact BIO-4 (cont.)	<p>latest edition of the Erosion and Sediment Control Field Manual published by the Regional Water Quality Control Board.</p> <p>d. Cofferdams and/or water diversion system shall be constructed of a non-erodible material which will cause little or no siltation. Cofferdams and the water diversion system shall be maintained in place and functional throughout the construction period. If the cofferdams or water diversion systems fail, they shall be repaired immediately based on the recommendations of a qualified environmental consultant. The devices shall be removed after construction is complete and the site is stabilized.</p> <p>e. Pumped water shall be passed through a sediment settling device before returning to the stream channel. Velocity dissipation measures are required at the outfall to prevent erosion.</p>				
<p>Impact BIO-5: The Project would not fundamentally conflict with the City of Oakland Tree Protection Ordinance (Oakland Municipal Code (OMC) Chapter 12.36) by removal of protected trees under certain circumstances. (Criterion f) (Less than Significant with SCAs)</p>	<p>SCA BIO-5: Tree Permit (#27). <i>Prior to approval of a construction-related permit.</i></p> <p>a. Tree Permit Required. Pursuant to the City's Tree Protection Ordinance (OMC chapter 12.36), the project applicant shall obtain a tree permit and abide by the conditions of that permit.</p> <p>b. Tree Protection During Construction. Adequate protection shall be provided during the construction period for any trees which are to remain standing, including the following, plus any recommendations of an arborist:</p> <p>i. Before the start of any clearing, excavation, construction, or other work on the site, every protected tree deemed to be potentially endangered by said site work shall be securely fenced off at a distance from the base of the tree to be determined by the project's consulting arborist. Such fences shall remain in place for duration of all such work. All trees to be removed shall be clearly marked. A scheme shall be established for the removal and disposal of logs, brush, earth and other debris which will avoid injury to any protected tree.</p>	<p>Submit Tree Permit Application:</p> <ul style="list-style-type: none"> Prior to approval of any construction-related permit. <p>Conduct Work Pursuant to Approved Tree Permit:</p> <ul style="list-style-type: none"> Ongoing, as needed. 	<p>Master Developer:</p> <ul style="list-style-type: none"> Submit Tree Permit application and proposed tree removal/planting plans. Conduct work, tree removal, and tree replacements pursuant to the approved tree removal/planting plans, the Tree Permit, and the SCA. 	<p>Applicant:</p> <ul style="list-style-type: none"> Ensure regular verification of compliance. <p>City of Oakland, Bureau of Planning; Bureau of Building - Zoning Inspections; and Oakland Public Works Agency - Tree Division:</p> <ul style="list-style-type: none"> Review and approve Tree Permit application and proposed tree removal/planting plans. Conduct periodic site visits to verify compliance. 	<p>Tree Permit application and proposed tree removal/planting plans submitted to City, dated 10/21/2016 (Tree Removal Impact Mitigation Plan submitted 3/24/2017)</p>

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.3 Biological Resources (cont.)					
Impact BIO-5 (cont.)	<p>ii. Where proposed development or other site work is to encroach upon the protected perimeter of any protected tree, special measures shall be incorporated to allow the roots to breathe and obtain water and nutrients. Any excavation, cutting, filing, or compaction of the existing ground surface within the protected perimeter shall be minimized. No change in existing ground level shall occur within a distance to be determined by the project's consulting arborist from the base of any protected tree at any time. No burning or use of equipment with an open flame shall occur near or within the protected perimeter of any protected tree.</p> <p>iii. No storage or dumping of oil, gas, chemicals, or other substances that may be harmful to trees shall occur within the distance to be determined by the project's consulting arborist from the base of any protected trees, or any other location on the site from which such substances might enter the protected perimeter. No heavy construction equipment or construction materials shall be operated or stored within a distance from the base of any protected trees to be determined by the project's consulting arborist. Wires, ropes, or other devices shall not be attached to any protected tree, except as needed for support of the tree. No sign, other than a tag showing the botanical classification, shall be attached to any protected tree.</p> <p>iv. Periodically during construction, the leaves of protected trees shall be thoroughly sprayed with water to prevent buildup of dust and other pollution that would inhibit leaf transpiration.</p> <p>v. If any damage to a protected tree should occur during or as a result of work on the site, the project applicant shall immediately notify the Public Works Department and the project's consulting arborist shall make a recommendation to the City Tree Reviewer as to whether the damaged tree can be preserved. If, in the professional opinion of the Tree Reviewer, such tree cannot be preserved in a</p>				

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.3 Biological Resources (cont.)					
Impact BIO-5 (cont.)	<p>healthy state, the Tree Reviewer shall require replacement of any tree removed with another tree or trees on the same site deemed adequate by the Tree Reviewer to compensate for the loss of the tree that is removed.</p> <p>vi. All debris created as a result of any tree removal work shall be removed by the project applicant from the property within two weeks of debris creation, and such debris shall be properly disposed of by the project applicant in accordance with all applicable laws, ordinances, and regulations.</p> <p>c. Tree Replacement Plantings. Replacement plantings shall be required for tree removals for the purposes of erosion control, groundwater replenishment, visual screening, wildlife habitat, and preventing excessive loss of shade, in accordance with the following criteria:</p> <p>i. For Sequoia sempervirens, three hundred fifteen (315) square feet per tree;</p> <p>ii. For other species listed, seven hundred (700) square feet per tree.</p> <p>iii. In the event that replacement trees are required but cannot be planted due to site constraints, an in lieu fee in accordance with the City's Master Fee Schedule may be substituted for required replacement plantings, with all such revenues applied toward tree planting in city parks, streets and medians.</p> <p>iv. The project applicant shall install the plantings and maintain the plantings until established. The Tree Reviewer of the Tree Division of the Public Works Department may require a landscape plan showing the replacement plantings and the method of irrigation. Any replacement plantings which fail to become established within one year of planting shall be replanted at the project applicant's expense.</p>				
	SCA HYD-8: Vegetation Management on Creekside Properties (<i>See under Impact HYD-3</i>)				

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.3 Biological Resources (cont.)					
Impact BIO-6: The Project would not fundamentally conflict with the City of Oakland Creek Protection Ordinance (OMC Chapter 13.16) intended to protect biological resources. (Criterion g) (Less than Significant with SCAs)	SCA BIO-3: Creek Protection Plan (<i>See under Impact BIO-2</i>) SCA Implementation Measure BIO-3.1 (<i>to further implement SCA BIO-3</i>) (<i>See under Impact BIO-2</i>) SCA HYD-1: Erosion and Sedimentation Control Plan for Construction (<i>See under Impact HYD-1</i>) SCA HYD-2: State Construction General Permit (<i>See under Impact HYD-1</i>)				
Impact BIO-7: The Project, in combination with other past, present, existing, approved, pending, and reasonably foreseeable future projects within and around the Project area, would not have a considerable contribution to any cumulative impacts related to biological resources. (Potentially Significant)	SCA BIO-1: Tree Removal during Breeding Bird Season (<i>See under Impact BIO-1</i>) SCA Implementation Measure BIO-1.1 (<i>to further implement SCA BIO-1</i>) (<i>See under Impact BIO-1</i>) SCA Implementation Measure BIO-1.2 (<i>to further implement all BIO SCAs and BIO mitigation measures</i>) (<i>See under Impact BIO-1</i>) SCA BIO-2: Bird Collision Reduction Measures (<i>See under Impact BIO-1</i>) SCA BIO-3: Creek Protection Plan (<i>See under Impact BIO-2</i>) SCA BIO-4: Dewatering/Diversion (<i>See under Impact BIO-4</i>) SCA BIO-5: Tree Permit (<i>See under Impact BIO-5</i>) SCA HYD-1: Erosion and Sedimentation Control Plan for Construction (<i>See under Impact HYD-1</i>) SCA HYD-2: State Construction General Permit (<i>See under Impact HYD-1</i>) SCA HYD-8: Vegetation Management on Creekside Properties (<i>See under Impact HYD-3</i>) New Mitigation Measure BIO-1.1 (<i>to further implement SCA BIO-1</i>) (<i>See under Impact BIO-1</i>) New Mitigation Measure BIO-1.2 (<i>See under Impact BIO-1</i>) New Mitigation Measure BIO-2 (<i>See under Impact BIO-1</i>)				

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.4 Cultural Resources					
<p>Impact CUL-1: Relocation and Rehabilitation of Club Knoll could result in a substantial adverse change in the significance of a historical resource by adversely affecting the character-defining features that convey its historic significance and justify its inclusion in the City of Oakland's Local Register of Historic Resources. (Criterion a) (Potentially Significant)</p>	<p>New Mitigation Measure CUL-1.1: HABS Documentation. <i>Prior to approval of a construction-related permit for Club Knoll</i>, the Project sponsor shall document Club Knoll according to the Historic American Building Survey (HABS) standards, which requires:</p> <ol style="list-style-type: none"> Drawings: A full set of measured drawings depicting the building. Consideration may be given to using 3D laser scanning at an appropriate resolution to aid in the creation of the drawings. Photographs: Photographs with large-format negatives of exterior and interior views of the existing building. Photocopies with large-format negatives, or high resolution digital copies of historic photographs. Consideration may be given to the use of high resolution digital photography in lieu of large-format negatives. If digital photography is selected, photo quality should meet the standards outlined in the National Register Photo Policy Factsheet updated 5/15/2013. Written data: A historical report in Outline Format. A qualified architectural historian or historical architect meeting the qualifications in the Secretary of the Interior's Professional Qualification Standards shall oversee the preparation of the plans, photographs and written data. The documentation shall be submitted for review and approval by qualified staff of the City of Oakland Bureau of Planning, Oakland Cultural Heritage Survey (OCHS). The documentation shall be filed with the Oakland Cultural Heritage Survey, the Oakland History Room at the Oakland Public Library, and the Northwest Information Center at Sonoma State University, the repository for the California Historical Resources Information System. 	<p>Implementation:</p> <ul style="list-style-type: none"> Prior to approval of any construction-related permit for Club Knoll. 	<p>Master Developer:</p> <ul style="list-style-type: none"> Prepare HABS documentation of Club Knoll per measures (a) through (d), and submit documentation to the City of Oakland Bureau of Planning per measure (e). File approved HABS documentation per measure (f). 	<p>City of Oakland, Bureau of Planning – OCHS:</p> <ul style="list-style-type: none"> Review and approve HABS documentation of Club Knoll. Verify filing of HABS documentation at the OCHS, Oakland Public Library, and the Northwest Information Center at Sonoma State University, per measure (f). 	

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.4 Cultural Resources (cont.)					
Impact CUL-1 (cont.)	<p>New Mitigation Measure CUL-1.2 Baseline Building Conditions Study (Structural). Prior to approval of a construction-related permit for Club Knoll, the Project sponsor shall prepare a Baseline Building Conditions Study to establish the baseline condition of the building and determine what kind of stabilization might be necessary to relocate the building. Specifically:</p> <ol style="list-style-type: none"> A preservation architect and a structural engineer, as defined in the Carey & Co. report dated May 3, 2016, shall undertake an existing condition study of Club Knoll. The documentation shall take the form of written descriptions and visual illustrations, including of those physical characteristics of Club Knoll that convey its historic significance and must be protected and preserved, and recommendations for any structural reinforcement, stabilization, or protection before the relocation or any other alteration. The Project sponsor shall implement work in accordance with the approved plan. 	<p>Submit Baseline Building Conditions Study:</p> <ul style="list-style-type: none"> Prior to approval of any construction-related permit for Club Knoll. <p>Conduct Work Pursuant to Approved Study:</p> <ul style="list-style-type: none"> Ongoing, throughout Club Knoll demolition/dismantling, relocation, and construction. 	<p>Master Developer:</p> <ul style="list-style-type: none"> Submit a Baseline Building Conditions Study and stabilization method, prepared by a preservation architect and a structural engineer per measure (a). Submit Club Knoll plans/visual illustrations and implement Club Knoll work pursuant to the approved Study per measure (c). 	<p>City of Oakland, Bureau of Planning – OCHS; Bureau of Building – Zoning Inspections:</p> <ul style="list-style-type: none"> Review and approve Baseline Building Conditions Study and stabilization method, and corresponding Club Knoll plans/visual illustrations. Verify all applicable measures in the mitigation are implemented 	
	<p>New Mitigation Measure CUL-1.3: Relocation Travel Route. Prior to approval of a construction-related permit for Club Knoll, the Project sponsor shall prepare a Relocation Travel Route Plan for review and approval by qualified staff of the City of Oakland Bureau of Planning, OCHS. Specifically, the plan shall:</p> <ol style="list-style-type: none"> Show the location of the proposed travel route from the existing Club Knoll location to the new location. Identify and locate on-site covered, secured and enclosed storage areas where components of Club Knoll may be temporarily stored before or during relocation, if required. Identify how the relocation site will be prepared to accept the relocated components of Club Knoll, including but not limited to grading and construction of the foundation. The Project sponsor shall implement work in accordance with the approved plan. 	<p>Prepare Relocation Travel Route Plan:</p> <ul style="list-style-type: none"> Prior to approval of any construction-related permit for Club Knoll. <p>Implement Work Pursuant to Approved Plan:</p> <ul style="list-style-type: none"> Ongoing, throughout Club Knoll demolition/dismantling, relocation, and construction. 	<p>Master Developer:</p> <ul style="list-style-type: none"> Prepare and submit a Relocation Travel Route Plan. Implement Club Knoll relocation pursuant to the approved Relocation Travel Route Plan. 	<p>City of Oakland, Bureau of Planning – OCHS:</p> <ul style="list-style-type: none"> Review and approve the Relocation Travel Route Plan for Club Knoll. Verify all applicable measures in the mitigation are implemented. 	<p><i>Relocation Travel Route Plan submitted to City as part of a Club Knoll Final Development Plan, dated 4/3/2017.</i></p>

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.4 Cultural Resources (cont.)					
Impact CUL-1 (cont.)	<p>New Mitigation Measure CUL-1.4: Building Features Inventory and Plan. Prior to approval of a construction-related permit for Club Knoll, the Project sponsor shall prepare a Building Features Inventory and Plan for review and approval by qualified staff of the City of Oakland Bureau of Planning, OCHS. Specifically, the inventory shall include the following, without limitation:</p> <p><i>Character-defining Features</i></p> <ol style="list-style-type: none"> Identify the character-defining features of Club Knoll to be relocated, specifying features that cannot be repaired, are deteriorated or damaged beyond repair and will need to be replaced. Describe how the character-defining features will be treated and cleaned to remove graffiti and/or mold. <p><i>Existing and Proposed Building Plans</i></p> <ol style="list-style-type: none"> Provide a complete set of schematic floor and roof plans and elevations showing existing conditions (which may come from the HABS report in Mitigation Measure CUL-1.1 or Baseline Building Conditions Study for Mitigation Measure CUL-1.2). The existing floor plans should identify elements and spaces proposed for demolition, as well as the location of where the building will be cut into moveable components (horizontally and vertically). Provide a complete set of schematic proposed floor plans identifying new walls, insertions, and other alterations proposed to interior spaces. The existing and proposed building plans shall be prepared by a qualified preservation architect and structural engineer. <p><i>Materials Compatibility</i></p> <ol style="list-style-type: none"> Tests shall be conducted of the exterior stucco and interior plaster to ensure new materials match the original. 	<p>Preparation of Building Features Inventory and Plan:</p> <ul style="list-style-type: none"> Prior to approval of a construction-related permit for Club Knoll. <p>Conduct Work Pursuant to Approved Inventory and Plan:</p> <ul style="list-style-type: none"> Ongoing, throughout Club Knoll demolition/dismantling, relocation, and construction. 	<p>Master Developer:</p> <ul style="list-style-type: none"> Prepare and submit a Building Features Inventory and Plan (Plan), prepared by a qualified preservation architect and a structural engineer per measure (e). Implement Club Knoll work pursuant to the approved Plan. 	<p>City of Oakland, Bureau of Planning – OCHS; Bureau of Building – Zoning Inspections:</p> <ul style="list-style-type: none"> Review and approve Building Features Inventory and Plan. Verify all applicable measures in the mitigation are implemented. 	

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.4 Cultural Resources (cont.)					
Impact CUL-1 (cont.)	<p><i>Qualifications</i></p> <p>g) Identify the vendors and subcontractors to undertake restoration and relocation work. The contractor responsible for the relocation and rehabilitation work shall be experienced in the Secretary of the Interior's Standards.</p> <p>h) The Project sponsor shall implement work in accordance with the approved plans and requirements.</p>				
	<p>New Mitigation Measures CUL-1.5: Specific Relocation/ Rehabilitation Measures. Ongoing, during the relocation activities for Club Knoll. The Project sponsor shall incorporate the following mitigation measures into a final Club Knoll relocation work plan which it shall submit for review and approval by qualified staff of the City of Oakland Bureau of Planning, OCHS:</p> <p>a) Ensure that all temporary work to shore and brace the building will be reversible, additive, and shall not destroy any surviving historic fabric in the building.</p> <p>b) Ensure that a preservation architect and a structural engineer, as defined in the Carey & Co. report dated May 3, 2016, will be on site to monitor dismantlement and reassembly of Club Knoll.</p> <p>c) New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired</p> <p>d) Ensure components and parts of the building dismantled during the relocation process are catalogued, protected, stored in a secure area, if necessary, and reassembled in their original location on the relocated building.</p> <p>e) Ensure that the proposed steel frame and new interior systems will not be visible in the relocated building, except as necessary for life safety or in newly installed kitchen, bathrooms, elevators, or similar systems.</p>	<p>Submit Final Club Knoll Relocation/Rehabilitation Work Plan:</p> <ul style="list-style-type: none"> Prior to approval of any construction-related permit for Club Knoll. <p>Conduct Work Pursuant to Approved Work Plan:</p> <ul style="list-style-type: none"> Ongoing, throughout Club Knoll demolition/ dismantling, relocation, and construction. 	<p>Master Developer:</p> <ul style="list-style-type: none"> Submit a Final Club Knoll Relocation/Rehabilitation Work Plan (Plan). Implement Club Knoll relocation/rehabilitation pursuant to the approved Plan. 	<p>City of Oakland, Bureau of Planning – OCHS; Bureau of Building – Zoning Inspections:</p> <ul style="list-style-type: none"> Review and approve Club Knoll Relocation/ Rehabilitation Work Plan. Verify all applicable measures in the mitigation are implemented. 	

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.4 Cultural Resources (cont.)					
Impact CUL-1 (cont.)	<p>f) Ensure that protective barriers or buffers are provided to further protect the building from potential damage by construction activities from new construction around the relocated building, including the operation of construction equipment.</p> <p>g) Ensure that if original wood floor material is found beneath more recent finishes, it shall be inspected for soundness and as much as possible shall be retained. Any deteriorated wood flooring shall be replaced with in-kind material.</p> <p>h) Ensure all work, including improvements in compliance with the American Disabilities Act (ADA), will adhere to the Secretary of the Interior's Standards for the Treatment of Historic Properties, using the Rehabilitation Standards.</p> <p>i) Ensure character-defining features that are not deteriorated beyond repair, including historic windows and surviving window hardware, are preserved during dismantling, and properly installed and reassembled in their original location.</p> <p>j) Ensure the foundation is constructed such that the building, at the exterior stair location on the west elevation, is raised above to the surrounding finished grade.</p> <p>k) Ensure the foundation is constructed such that the building, at the exterior stair location on the west elevation, is raised above the surrounding finished grade, and that the orientation is such that Club Knoll will maintain the important relationships with its setting identified in the Carey & Co. Historic Report (May 2016).</p>				

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.4 Cultural Resources (cont.)					
Impact CUL-3: The Project could result in significant impacts to unknown archaeological resources. (Criterion b) (<i>Less than Significant with SCAs</i>)	<p>SCA CUL-1: Archaeological and Paleontological Resources – Discovery During Construction (#29).</p> <p><i>During construction.</i> Pursuant to CEQA Guidelines section 15064.5(f), in the event that any historic or prehistoric subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant shall notify the City and consult with a qualified archaeologist or paleontologist, as applicable, to assess the significance of the find. In the case of discovery of paleontological resources, the assessment shall be done in accordance with the Society of Vertebrate Paleontology standards. If any find is determined to be significant, appropriate avoidance measures recommended by the consultant and approved by the City must be followed unless avoidance is determined unnecessary or infeasible by the City. Feasibility of avoidance shall be determined with consideration of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery, excavation) shall be instituted. Work may proceed on other parts of the project site while measures for the cultural resources are implemented.</p> <p>In the event of data recovery of archaeological resources, the project applicant shall submit an Archaeological Research Design and Treatment Plan (ARDTP) prepared by a qualified archaeologist for review and approval by the City. The ARDTP is required to identify how the proposed data recovery program would preserve the significant information the archaeological resource is expected to contain. The ARDTP shall identify the scientific/historic research questions applicable to the expected resource, the data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. The ARDTP shall include the analysis and specify the curation and storage methods. Data recovery, in general, shall be limited to the portions of the archaeological resource that could be impacted by the proposed project. Destructive data recovery methods shall not be applied to portions of the archaeological resources if nondestructive</p>	<p>Implementation:</p> <ul style="list-style-type: none"> Ongoing, throughout all construction activities. 	<p>Master Developer and Each FDP Project Applicant:</p> <ul style="list-style-type: none"> Adhere to conditions and standards regarding the discovery of historic or prehistoric subsurface cultural resources and paleontological resources; avoidance measures; excavation plans; preparation of an ARDTP; and qualifications of consulting archaeologists and paleontologists. 	<p>City of Oakland, Bureau of Planning – OCHS; Bureau of Building – Zoning Inspections:</p> <ul style="list-style-type: none"> Verify qualifications of as-needed consulting archeologist and/or paleontologist. Review and approve the ATDTP if one is required under conditions of the SCA. Verify all applicable conditions in the SCA are implemented. 	

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.4 Cultural Resources (cont.)					
Impact CUL-3 (cont.)	<p>methods are practicable. Because the intent of the ARDTP is to save as much of the archaeological resource as possible, including moving the resource, if feasible, preparation and implementation of the ARDTP would reduce the potential adverse impact to less than significant. The project applicant shall implement the ARDTP at his/her expense.</p> <p>In the event of excavation of paleontological resources, the project applicant shall submit an excavation plan prepared by a qualified paleontologist to the City for review and approval. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and/or a report prepared by a qualified paleontologist, as appropriate, according to current professional standards and at the expense of the project applicant.</p>				
	<p>SCA CUL-2: Archaeologically Sensitive Areas – Pre-Construction Measures (#30).</p> <p><i>Prior to approval of construction-related permit; during construction.</i> The project applicant shall implement either Provision A (Intensive Pre-Construction Study) <u>or</u> Provision B (Construction ALERT Sheet) concerning archaeological resources.</p> <p>Provision A: Intensive Pre-Construction Study. The project applicant shall retain a qualified archaeologist to conduct a site-specific, intensive archaeological resources study for review and approval by the City prior to soil-disturbing activities occurring on the project site. The purpose of the site-specific, intensive archaeological resources study is to identify early the potential presence of history-period archaeological resources on the project site. At a minimum, the study shall include:</p> <ol style="list-style-type: none"> Subsurface presence/absence studies of the project site. Field studies may include, but are not limited to, auguring and other common methods used to identify the presence of archaeological resources. A report disseminating the results of this research. 	<p>Implementation:</p> <ul style="list-style-type: none"> Provision A: Prior to approval of any construction-related permit. Provision B: Prior to any soil-disturbing activities, and ongoing throughout all construction activities. 	<p>Master Developer and Each FDP Project Applicant:</p> <ul style="list-style-type: none"> Implement either Provision A or Provision B concerning archaeological resources on the Project site. 	<p>City of Oakland, Bureau of Planning – OCHS; Bureau of Building – Zoning Inspections:</p> <ul style="list-style-type: none"> Provision A: Review and approve intensive pre-construction survey workplan and study. Provision B: As needed, review and approve the ALERT sheet. Verify all applicable conditions in the SCA are implemented. 	

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.4 Cultural Resources (cont.)					
Impact CUL-3 (cont.)	<p>c. Recommendations for any additional measures that could be necessary to mitigate any adverse impacts to recorded and/or inadvertently discovered cultural resources.</p> <p>If the results of the study indicate a high potential presence of historic-period archaeological resources on the project site, or a potential resource is discovered, the project applicant shall hire a qualified archaeologist to monitor any ground disturbing activities on the project site during construction and prepare an ALERT sheet pursuant to Provision B below that details what could potentially be found at the project site. Archaeological monitoring would include briefing construction personnel about the type of artifacts that may be present (as referenced in the ALERT sheet, required per Provision B below) and the procedures to follow if any artifacts are encountered, field recording and sampling in accordance with the Secretary of Interior's Standards and Guidelines for Archaeological Documentation, notifying the appropriate officials if human remains or cultural resources are discovered, and preparing a report to document negative findings after construction is completed if no archaeological resources are discovered during construction.</p> <p>Provision B: Construction ALERT Sheet. The project applicant shall prepare a construction "ALERT" sheet developed by a qualified archaeologist for review and approval by the City prior to soil-disturbing activities occurring on the project site. The ALERT sheet shall contain, at a minimum, visuals that depict each type of artifact that could be encountered on the project site. Training by the qualified archaeologist shall be provided to the project's prime contractor, any project subcontractor firms (including demolition, excavation, grading, foundation, and pile driving), and utility firms involved in soil-disturbing activities within the project site.</p> <p>The ALERT sheet shall state, in addition to the basic archaeological resource protection measures contained in other standard conditions of approval, all work must stop and the City's Environmental Review Officer</p>				

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.4 Cultural Resources (cont.)					
Impact CUL-3 (cont.)	contacted in the event of discovery of the following cultural materials: concentrations of shellfish remains; evidence of fire (ashes, charcoal, burnt earth, fire-cracked rocks); concentrations of bones; recognizable Native American artifacts (arrowheads, shell beads, stone mortars [bowls], humanly shaped rock); building foundation remains; trash pits, privies (outhouse holes); floor remains; wells; concentrations of bottles, broken dishes, shoes, buttons, cut animal bones, hardware, household items, barrels, etc.; thick layers of burned building debris (charcoal, nails, fused glass, burned plaster, burned dishes); wood structural remains (building, ship, wharf); clay roof/floor tiles; stone walls or footings; or gravestones. Prior to any soil-disturbing activities, each contractor shall be responsible for ensuring that the ALERT sheet is circulated to all field personnel, including machine operators, field crew, pile drivers, and supervisory personnel. The ALERT sheet shall also be posted in a visible location at the project site.				
Impact CUL-4: The Project could directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. (Criterion c) (<i>Less than Significant with SCAs</i>)	SCA CUL-1: Archaeological and Paleontological Resources – Discovery During Construction. (<i>See under Impact CUL-3</i>)				
Impact CUL-5: The Project could disturb human remains, including those interred outside of formal cemeteries (Criterion d). (<i>Less than Significant with SCAs</i>)	SCA CUL-3: Human Remains – Discovery During Construction (#31). <i>During construction.</i> Pursuant to CEQA Guidelines section 15064.5(e)(1), in the event that human skeletal remains are uncovered at the project site during construction activities, all work shall immediately halt and the project applicant shall notify the City and the Alameda County Coroner. If the County Coroner determines that an investigation of the cause of death is required or that the remains are Native American, all work shall cease within 50 feet of the remains until appropriate	Implementation: <ul style="list-style-type: none">Ongoing, throughout all construction activities.	Master Developer and Each FDP Project Applicant: <ul style="list-style-type: none">Adhere to conditions regarding the discovery of human skeletal remains; avoidance measures; work stop and restart; and monitoring.	City of Oakland, Bureau of Planning; Alameda County Coroner: <ul style="list-style-type: none">As needed, review and approve plans to address human skeletal remains, including plans for avoidance or other treatment.	

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.4 Cultural Resources (cont.)					
Impact CUL-5 (cont.)	arrangements are made. In the event that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of section 7050.5 of the California Health and Safety Code. If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance, and avoidance measures (if applicable) shall be completed expeditiously and at the expense of the project applicant.			City of Oakland, Bureau of Planning <ul style="list-style-type: none"> • Contact the NAHC, pursuant to the California Health and Safety Code if Native American remains are discovered and to determine feasibility of avoidance. • Verify all other conditions in the SCA are implemented. 	
Impact CUL 6: The Project, in combination with other past, present, existing, approved, pending and reasonably foreseeable future projects, would not result in a significant impact to historic or cultural resources. (Potentially Significant)	<p>SCA CUL-1: Archaeological and Paleontological Resources – Discovery During Construction (<i>See under Impact CUL-3</i>)</p> <p>SCA CUL-2: Archaeologically Sensitive Areas – Pre-Construction Measures. (<i>See under Impact CUL-3</i>)</p> <p>SCA CUL-3: Human Remains – Discovery During Construction. (<i>See under Impact CUL-5</i>)</p> <p>New Mitigation Measure CUL-1.1: HABS Documentation (see above)</p> <p>New Mitigation Measure CUL-1.2: Baseline Building Conditions Study (Structural) (see above)</p> <p>New Mitigation Measure CUL-1.3: Relocation Travel Route (see above)</p> <p>New Mitigation Measure CUL-1.4: Building Features Inventory and Plan (see above)</p> <p>New Mitigation Measures CUL-1.5: Specific Relocation/Rehabilitation Measures (see above)</p>				

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.5 Geology and Soils					
Impact GEO-1: The Project could expose people or structures to substantial risk of loss, injury, or death involving strong seismic ground shaking. (Criterion a.2) (Less than Significant with SCAs)	SCA GEO-1: Soils Report (#34). <i>Prior to approval of construction-related permit.</i> The project applicant shall submit a soils report prepared by a registered geotechnical engineer for City review and approval. The soils report shall contain, at a minimum, field test results and observations regarding the nature, distribution and strength of existing soils, and recommendations for appropriate grading practices and project design. The project applicant shall implement the recommendations contained in the approved report during project design and construction.	Submit Soils Report: <ul style="list-style-type: none"> Prior to approval of any subdivision improvement-related permit. Prior to the approval of any building permit. Conduct Work Pursuant to Approved Report: <ul style="list-style-type: none"> During Project design and construction. 	Master Developer and Each FDP Project Applicant: <ul style="list-style-type: none"> Submit a soils report prepared by a registered design professional. Incorporate recommendations from the approved soils report into the project design and implement the recommendations. 	City of Oakland, Bureau of Planning; Engineering Services; Bureau of Building: <ul style="list-style-type: none"> Review and approve soils report and confirm recommendations are incorporated into the project design and construction. 	
	SCA GEO-2: Seismic Hazards Zone (Landslide/Liquefaction) (#36). <i>Prior to approval of construction-related permit.</i> The project applicant shall submit a site-specific geotechnical report, consistent with California Geological Survey Special Publication 117 (as amended), prepared by a registered geotechnical engineer for City review and approval containing at a minimum a description of the geological and geotechnical conditions at the site, an evaluation of site-specific seismic hazards based on geological and geotechnical conditions, and recommended measures to reduce potential impacts related to liquefaction and/or slope stability hazards. The project applicant shall implement the recommendations contained in the approved report during project design and construction.	Submit Site-Specific Geotechnical Report: <ul style="list-style-type: none"> Prior to approval of any construction-related permit. Conduct Work Pursuant to Approved Report: <ul style="list-style-type: none"> During Project design and construction. 	Master Developer and Each FDP Project Applicant: <ul style="list-style-type: none"> Submit a site-specific geologic report prepared by a registered geologist. Incorporate recommendations from the approved geologic report into the project design and implement the recommendations. 	City of Oakland, Bureau of Planning; Bureau of Building: <ul style="list-style-type: none"> Review and approve geologic report and confirm recommendations are incorporated into the project design and construction. Verify all other conditions in the SCA are implemented. 	
	SCA Implementation Measure GEO-2.1: To further implement SCA GEO-2, the Project applicant shall implement the following measures, as applicable, based on the site-specific geotechnical report to be developed pursuant to SCA GEO-2: The contact between the Jurassic Volcanics and the Knoxville Formation should be further examined during grading for the Project to determine if supplemental corrective grading measures are needed to address potential engineering issues, such as weak sheared material or a groundwater barrier. If the determination is affirmative, the Project applicant shall identify and implement required additional corrective grading measures.	Implementation: <ul style="list-style-type: none"> Ongoing, throughout grading activities. 	Master Developer and Each FDP Project Applicant: <ul style="list-style-type: none"> Conduct examinations to determine if supplemental corrective grading measures are needed. Implement any supplemental corrective grading measures, if any are identified. 	City of Oakland, Bureau of Planning; Bureau of Building – Zoning Inspections: <ul style="list-style-type: none"> Review and approve of supplemental corrective grading measures, as needed. Verify all other conditions in the SCA are implemented. 	

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.5 Geology and Soils (cont.)					
Impact GEO-2: The Project could expose people or structures to substantial risk of loss, injury, or death involving seismic-related ground failure, including liquefaction, lateral spreading, subsidence or collapse. (Criterion a.3) (Less than Significant with SCAs)	SCA GEO-1: Soils Report. (See under Impact GEO-1)				
	<p>SCA GEO-2: Seismic Hazards Zone (Landslide/Liquefaction). (See under Impact GEO-1)</p> <p>SCA Implementation Measure GEO-2.2: To further implement SCA GEO-2, the Project applicant shall implement these following corrective measures to repair existing unstable site conditions, as applicable, based on the site-specific geotechnical report to be developed pursuant to SCA GEO-2:</p> <p><i>Liquefaction</i> - To address potential effects of liquefaction, the project could implement any one or more of the following, as necessary:</p> <ul style="list-style-type: none">• Avoid development within 50 feet of the potential liquefaction zone, as designated by the State seismic hazard zones map;• Conduct in-situ treatment, such as dynamic compaction;• Perform remedial grading measures, such as removal and replacement of a portion or all of the potentially liquefiable soil with engineered fill; and• Ensure placement of a compacted fill cap over the potential liquefaction zones, potentially with use of geogrid reinforced fill.• Employ foundation design measures, such as deep foundations that extend through the potential liquefaction zone. <p><i>Lateral Spreading</i> – To address potential effects of lurching and lateral spreading, the project could include any one or more of the following, as necessary:</p> <ul style="list-style-type: none">• Ensure that, if a setback of improvements from creek banks is used to reduce the susceptibility to lurching and lateral spreading in areas identified along Rifle Range Creek, improvements should be set back outside an upward 4:1 (horizontal:vertical) projection from the toe of the creek bank;	<p>Implementation:</p> <ul style="list-style-type: none">• Ongoing, during all grading or earthwork activities.	<p>Master Developer and Each FDP Project Applicant:</p> <ul style="list-style-type: none">• Implement corrective site stabilization measures per the SCA, as applicable.	<p>City of Oakland, Bureau of Planning; Bureau of Building:</p> <ul style="list-style-type: none">• Review and approve plans incorporating corrective site stabilization measures based on the site-specific geologic report (see SCA GEO-2), as needed.• Verify all other measures are implemented.	

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.5 Geology and Soils (cont.)					
Impact GEO-2 (cont.)	<ul style="list-style-type: none"> Key and bench where fills are placed on sloping ground; and Use drilled pier foundation systems designed to accommodate expected lateral loads for structures situated on slopes, as determined on case-by-case basis. 				
	<p>SCA GEO-4: Oakland Area Geologic Hazard Abatement District – GHAD (#37).</p> <p><i>Ongoing as specified in the condition.</i> Prior to approval of the final map or issuance of a building permit (whichever occurs first), the project applicant shall provide to the City 1) all required resolutions from the GHAD and City Council showing that the project property has been annexed into the GHAD, and 2) a statement from the GHAD Manager stating that an adequate funding mechanism is in place to fund the GHAD operations for the annexed property. To begin the annexation process, the project applicant shall submit a petition for annexation to the GHAD Manager which shall include but is not limited to a proposed Plan of Control as defined in Public Resource Code Section 26509, specifying all anticipated operations and maintenance responsibilities of the GHAD for the annexed property. The project applicant will be required to pay to the GHAD costs and fees associated with the annexation request, which includes the preparation and review of all necessary documents and resolutions by the GHAD Manager and/or GHAD Attorney. The GHAD Manager may require the project applicant to provide initial funding to allow the GHAD to operate with respect to the annexed property during the time a secure and stable financing source is obtained to ultimately fund the long term operations of the GHAD for the annexed property. If a real property assessment is proposed as a financing mechanism, the project applicant shall prepare an engineer's report identifying the projected costs and budget for GHAD operations for the annexed property and comply with all assessment voting requirements and other requirements in Proposition 218. If annexation is not approved by the GHAD and/or City Council, the project applicant shall demonstrate to the City's satisfaction that 1) another entity will and has</p>	<p>SITEWIDE MASTER PLAN</p> <p>Submit GHAD Resolutions and Funding:</p> <ul style="list-style-type: none"> Prior to approval of the final map or issuance of a building permit (whichever occurs first) 	<p>Master Developer:</p> <ul style="list-style-type: none"> Establish an Oakland Area GHAD, per the conditions, processes, payments and reporting. 	<p>City of Oakland, Bureau of Planning; Public Works Director/City Engineer:</p> <ul style="list-style-type: none"> Review relevant engineering report/documentation as needed (Public Works Director/City Engineer) Confirm submittal of the petition for annexation to the GHAD Manager per the SCA. Confirm and review resolutions from the GHAD and City Council showing that the project property has been annexed into the GHAD, along with a statement that an adequate funding mechanism is in place to fund the GHAD operations for the annexed property. Verify that the action has taken place in accordance with the SCA, and approve if found acceptable. 	

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.5 Geology and Soils (cont.)					
Impact GEO-2 (cont.)	<p>assumed the responsibilities proposed for the GHAD ("Other Responsible Entity") and 2) there is an adequate financing mechanism in place to carry out those responsibilities.</p> <p>The project applicant shall defend, hold harmless, and indemnify the GHAD, its officers, and agents against any and all liability, damages, claims, demands, judgments, losses, or other forms of legal or equitable relief relating to the GHAD annexation process and the securing/approval of funding sources by the GHAD and in the case of the City Council members, actions taken by said members while acting as the GHAD Board of Directors.</p> <p>The project applicant shall request the GHAD or Other Responsible Entity to defend, hold harmless, and indemnify the Indemnified Parties (as defined in these Conditions of Approval) and their insurers against any and all liability, damages, claims, demands, judgments, losses, or other forms of legal or equitable relief related to the responsibilities and operation of the GHAD or Other Responsible Entity (including, without limitation, maintenance of GHAD/Other Responsibility Entity owned property) relating to the annexed property ("Indemnified Geologic Claims") and in the case of the City Council members, actions taken by said members while acting as the GHAD Board of Directors. This indemnity shall include, without limitation, payment of litigation expenses relating to the qualified Indemnified Geologic Claims. The Indemnified Parties shall take all reasonable steps to promptly notify the GHAD/Other Responsible Entity of any claim, demand, or legal actions that may create a claim for indemnification under this condition of approval. Within 90 days of the annexation to the GHAD or acceptance by the Other Responsible Entity, the applicant shall request the GHAD or Other Responsible Entity to enter into an Indemnification Agreement to establish in more specific detail the terms and conditions of the indemnification obligations set forth herein. The parties acknowledge that the GHAD can only provide indemnification as allowed by law. Any failure of any party to timely execute such Indemnification Agreement shall not be construed to limit any right or obligation otherwise specified in these Conditions of Approval.</p>				

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.5 Geology and Soils (cont.)					
Impact GEO-3: The Project could expose people or structures to substantial risk of loss, injury, or death involving landslides. (Criterion a.4) (Less than Significant with SCAs)	SCA GEO-1: Soils Report. (<i>See under Impact GEO-1</i>) SCA GEO-2: Seismic Hazards Zone (Landslide/Liquefaction). (<i>See under Impact GEO-1</i>)				
	SCA Implementation Measures GEO-2.3: To further implement SCA GEO-2, the Project applicant shall implement these following corrective measures to repair existing unstable site conditions, as applicable, based on the site-specific geotechnical report to be developed pursuant to SCA GEO-2: a) Removal of existing fill, colluvium and slide debris to expose rock (in specific upland areas of the site); b) Removal of existing fill and compressible soil to expose stiff native material (generally throughout the central area of the site); and c) Reconstruct specific slopes with select granular fills and/or geogrid reinforced fill, based on final design slope stability analysis (focusing on creek bank slopes and upland fill slopes). <i>Seismically-Induced Landslides</i> – To address potential effects of seismically-induced landslides, the project shall: d) Ensure properly engineered cut and fill slopes, stabilization of landslides, and/or creation of sufficient buffers between identified landslide areas and development areas, as determined on case-by-case basis. <i>Landslides and Slope Instability</i> – To address potential effects of landslides and slope instability, the project shall (in addition to implementation of Mitigation Measure GEO-3 regarding slope stability): e) Where development encroaches into the mapped landslide areas, conduct remedial grading as determined on case-by-case basis; f) Minimize potential for adverse impacts from soil creep by benching through surficial soils during fill placement and by design of drill pier foundation systems to accommodate lateral loads from soil creep, as determined on case-by-case basis;	Implementation: <ul style="list-style-type: none"> Ongoing, during all grading or earthwork activities. 	Master Developer and Each FDP Project Applicant: <ul style="list-style-type: none"> Implement corrective site stabilization measures per the SCA, based on the site-specific geotechnical report SCA GEO-2), as applicable. 	City of Oakland, Oakland Department of Transportation Engineering Services Unit (for subdivision improvements; Bureau of Building (for single lot developments): <ul style="list-style-type: none"> Review and approve plans incorporating corrective site stabilization measures based on the site-specific geotechnical report (see SCA GEO-2), as needed. Verify all other measures are implemented. 	

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.5 Geology and Soils (cont.)					
Impact GEO-3 (cont.)	<p>g) Limit graded slopes for the project to within the following preliminary criteria although findings of further design-level geotechnical exploration and use of specific treatments (such as geogrid reinforced fill slopes and use of higher strength fill material based on laboratory testing) may support fill slopes that exceed these preliminary criteria:</p> <p>h) Remove existing fills located within the development area and replace them with engineered fill; existing fill materials that are free of deleterious debris may be placed onsite as engineered fill;</p> <p>i) Use of heavy duty or larger-track mounted excavators or removal of bedrock to the depth of planned utilities (and replacement with engineered fill) may be required for trenching in localized areas of deeper bedrock cuts that may generate oversized material (i.e. rocks larger than one foot in diameter); and</p> <p>j) In the eastern hilltop area of the site, larger-track mounted excavators may be needed to excavate rock at depths of 10 feet or more below original grade, and overexcavation during mass grading of street sections in areas of deeper cuts to depths below the level of proposed utilities may be appropriate.</p>				
	SCA GEO-4: Oakland Area Geologic Hazard Abatement District – GHAD (<i>See under Impact GEO-2</i>)				
Impact GEO-4: The Project could result in substantial soil erosion or loss of topsoil, creating substantial risks to life, property, or creeks/waterways. (Criterion b) (Less than Significant with SCAs)	SCA GEO-3: Construction-Related Permit(s). <i>Prior to approval of construction-related permit. (#33).</i> The project applicant shall obtain all required construction-related permits/approvals from the City. The project shall comply with all standards, requirements and conditions contained in construction-related codes, including but not limited to the Oakland Building Code and the Oakland Grading Regulations, to ensure structural integrity and safe construction.	Implementation: <ul style="list-style-type: none"> Prior to approval of any construction-related permit. 	Master Developer and Each FDP Project Applicant: <ul style="list-style-type: none"> Obtain all required construction-related permits/approvals from the City. 	City of Oakland, Bureau of Planning; Bureau of Building – Zoning Inspections: <ul style="list-style-type: none"> Confirm all required construction-related permits are obtained. 	

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.5 Geology and Soils (cont.)					
Impact GEO-5: The Project could occur on expansive soils, creating substantial risks to life and property. (Criterion c) (Less than Significant with SCAs)	SCA GEO-1: Soils Report. (See under <i>Impact GEO-1</i>)				
Impact GEO-6: The Project could be located above a well, pit, swamp, mound, tank vault, unmarked sewer line, a landfill for which there is no approved closure and post-closure plan, or unknown fill soils, creating substantial risks to life or property. (Criteria d and e) (Potentially Significant)	New Mitigation Measure GEO-3: If during construction activities previously unidentified conditions such as wells, pits, swamps, mounds, tank vaults, unmarked sewer lines, suspected landfill areas, or unknown fill soils are encountered, construction in the immediate area shall cease until the City of Oakland Fire Department Hazardous Materials Unit or other applicable oversight agency has been notified. If there is any indication that the condition includes hazardous materials or waste or otherwise creates a substantial risk to life or property, then the lead agency shall direct any appropriate remediation measures, consistent with any and all applicable laws and regulations. Construction can resume at the discretion of the oversight agency.	Implementation: <ul style="list-style-type: none"> Ongoing, throughout all construction activities. 	Master Developer and Each FDP Project Applicant: <ul style="list-style-type: none"> Stop construction if previously unidentified conditions are discovered. Comply with all standards, requirements and conditions contained in construction-related codes. 	City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Bureau of Building – Zoning Inspections (for single lot developments); Oakland Fire Department (Hazardous Materials): <ul style="list-style-type: none"> Confirm conditions have been addressed, and approve restart of construction activities. 	
Impact GEO-7: The Project would not have a considerable contribution to cumulative impacts related to geology and soils, considering the combined effect of the Project and past, present, approved, pending, and reasonably foreseeable future projects in the area and citywide. (Potentially Significant)	SCA GEO-1: Soils Report. (See under <i>Impact GEO-1</i>) SCA GEO-2: Seismic Hazards Zone (Landslide/Liquefaction). (See under <i>Impact GEO-1</i>) SCA Implementation Measure GEO-2.1 (to further implement SCA GEO-2) (see above) SCA Implementation Measure GEO-2.2 (to further implement SCA GEO-2) (see above) SCA Implementation Measure GEO-2.3 (to further implement SCA GEO-2) (see above) SCA GEO-3: Construction-Related Permit(s). (See under <i>Impact GEO-4</i>) SCA GEO-4: Oakland Area Geologic Hazard Abatement District (GHAD). (See under <i>Impact GEO-2</i>)				

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.5 Geology and Soils (cont.)					
Impact GEO-7 (cont.)	New Mitigation Measure GEO-3 (see above) SCA BIO-3: Creek Protection Plan (<i>See under Impact BIO-2</i>)				
4.6 Greenhouse Gas Emissions and Climate Change					
Impact GHG-1: The proposed Project would produce greenhouse gas emissions that exceed both 1,100 metric tons of CO ₂ e per year and 4.6 metric tons of CO ₂ e per service population annually in Phase 1 only. (Criterion a) (Less than Significant with SCAs).	SCA AIR-1: Construction related Air Pollutant Controls (Dust and Equipment Emissions) (<i>See under Impact AIR-1</i>) SCA GHG-1: Greenhouse Gas (GHG) Reduction Plan (#38). <i>The Project sponsor has prepared a Greenhouse Gas Reduction Plan for the Project that is capable of increasing energy efficiency and reducing GHG emissions to below 4.6 metric tons of CO₂e per year per service population, and is capable of reducing GHG emissions by 36 percent below the Project's 2005 "business-as-usual" baseline. Because the Project is to be constructed in phases, the GHG Reduction Plan provides GHG emission scenarios by phase. The GHG Reduction Plan includes measures as recommended in BAAQMD's latest CEQA Air Quality Guidelines; the California Air Resources Board Scoping Plan; the California Air Pollution Control Officers Association Quantifying Greenhouse Gas Mitigation Measures; 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. These measures include physical design features, operational features and payment of fees to fund GHG-reducing programs.</i> a. Greenhouse Gas (GHG) Reduction Plan. <u>Requirement.</u> The project applicant shall retain a qualified air quality consultant to develop a Greenhouse Gas (GHG) Reduction Plan for City review and approval and shall implement the approved GHG Reduction Plan. The goal of the GHG Reduction Plan shall be to increase energy efficiency and reduce GHG emissions to below <u>at least one</u> of the Bay Area Quality Management District's (BAAQMD's) CEQA Thresholds	SITEWIDE MASTER PLAN Submit GHG Reduction Plan: <ul style="list-style-type: none"> Prior to approval of a construction-related permit. Submit Annual Monitoring / Reports and Corrective Action Plans: <ul style="list-style-type: none"> Generally, starting two years after the City issues the first certificate of occupancy for the project, then ongoing for a period of at least 40 years. SITEWIDE MASTER PLAN and FDP PROJECTS Conduct Work Per Approved Plan: <ul style="list-style-type: none"> Ongoing, throughout all construction activities and project operations. 	Master Developer: <ul style="list-style-type: none"> Prepare and submit a GHG Reduction Plan, prepared by a qualified air quality consultant. Conduct ongoing monitoring and reporting of implemented GHG reduction measures. Master Developer and Each FDP Project Applicant: <ul style="list-style-type: none"> Implement GHG Reduction Plan. 	City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Bureau of Building – Zoning Inspections (for single lot developments): <ul style="list-style-type: none"> Review and approve GHG Reduction Plan. Review Annual Report and, if needed, a Corrective GHG Action Plan. Verify all applicable conditions in the SCA are implemented. 	<i>Draft GHG Reduction Plan submitted to City (as appendix to the SEIR), dated December 2016.</i>

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.6 Greenhouse Gas Emissions and Climate Change (cont.)					
Impact GHG-1 (cont.)	<p>of Significance (1,100 metric tons of CO₂e per year or 4.6 metric tons of CO₂e per year per service population) <u>AND</u> to reduce GHG emissions by 36 percent below the project's 2005 "business-as-usual" baseline GHG emissions (as explained below) to help implement the City's Energy and Climate Action Plan (adopted in 2012) which calls for reducing GHG emissions by 36 percent below 2005 levels. 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) and additional GHG reduction measures available to further reduce GHG emissions, and (c) requirements for ongoing monitoring and reporting to demonstrate that the additional GHG reduction measures are being implemented. If the project is to be constructed in phases, the GHG Reduction Plan shall provide GHG emission scenarios by phase.</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 (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 types of allowable GHG reduction measures include the following (listed in order of City preference): (1) physical design features; (2) operational features; and (3) the payment of fees to fund GHG-reducing programs (i.e., the purchase of "carbon credits") as explained below.</p>				

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.6 Greenhouse Gas Emissions and Climate Change (cont.)					
Impact GHG-1 (cont.)	<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>As with preferred locations for the implementation of all GHG reductions measures, the preference for carbon credit purchases include those that can be achieved as follows (listed in order of City preference): (1) within the City of Oakland; (2) within the San Francisco Bay Area Air Basin; (3) within the State of California; then (4) elsewhere in the United States. The cost of carbon credit purchases shall be based on current market value at the time purchased and shall be based on the project's 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>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.</p> <p>b. <i>GHG Reduction Plan Implementation During Construction.</i></p> <p><u>Requirement.</u> The project applicant shall implement the GHG Reduction Plan during construction of the project. For physical GHG reduction measures to be incorporated into the design of the project, the measures shall be implemented during construction. For physical GHG reduction measures to be incorporated into off-site projects, the project applicant shall obtain all necessary permits/approvals and the measures shall be included on drawings and submitted to the City Planning Director or his/her designee for review and approval. These off-site improvements shall be installed prior to completion of the subject project (or prior to completion of the project phase for phased projects). For GHG reduction measures involving the purchase of carbon credits, evidence of the payment/purchase shall be</p>				

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.6 Greenhouse Gas Emissions and Climate Change (cont.)					
Impact GHG-1 (cont.)	<p>submitted to the City for review and approval prior to completion of the project (or prior to completion of the project phase, for phased projects).</p> <p>c. GHG Reduction Plan Implementation After Construction.</p> <p><u>Requirement.</u> The project applicant shall implement the GHG Reduction Plan after construction of the project (or at the completion of the project phase for phased projects). For operational GHG reduction measures to be incorporated into the project or off-site projects, the measures shall be implemented on an indefinite and ongoing basis.</p> <p>The project applicant shall satisfy the following requirements for ongoing monitoring and reporting to demonstrate that the additional GHG reduction measures are being implemented. The GHG Reduction Plan requires regular periodic evaluation over the life of the project (generally estimated to be at least 40 years) to determine how the Plan is achieving required GHG emissions reductions over time, as well as the efficacy of the specific additional GHG reduction measures identified in the Plan.</p> <p><u>Annual Report.</u> Implementation of the GHG reduction measures and related requirements shall be ensured through compliance with Conditions of Approval adopted for the project. Generally, starting two years after the City issues the first Certificate of Occupancy for the project, the project applicant shall prepare each year of the useful life of the project an Annual GHG Emissions Reduction Report ("Annual Report"), for review and approval by the City Planning Director or his/her designee. The Annual Report shall be submitted to an independent reviewer of the City's choosing, to be paid for by the project applicant.</p> <p>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>				

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.6 Greenhouse Gas Emissions and Climate Change (cont.)					
Impact GHG-1 (cont.)	<p><i>Corrective Procedure.</i> If the third Annual Report, or any report thereafter, indicates that, in spite of the implementation of the GHG Reduction Plan, the project is not achieving the GHG reduction goal, the project applicant shall prepare a report for City review and approval, which proposes additional or revised GHG measures to better achieve the GHG emissions reduction goals, including without limitation, a discussion on the feasibility and effectiveness of the menu of other additional measures ("Corrective GHG Action Plan"). The project applicant shall then implement the approved Corrective GHG Action Plan. If, one year after the Corrective GHG Action Plan is implemented, the required GHG emissions reduction target is still not being achieved, or if the project applicant fails to submit a report at the times described above, or if the reports do not meet City requirements outlined above, the City may, in addition to its other remedies, (a) assess the project applicant a financial penalty based upon actual percentage reduction in GHG emissions as compared to the percent reduction in GHG emissions established in the GHG Reduction Plan; or (b) refer the matter to the City Planning Commission for scheduling of a compliance hearing to determine whether the project's approvals should be revoked, 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 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</p>				

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.6 Greenhouse Gas Emissions and Climate Change (cont.)					
Impact GHG-1 (cont.)	solely toward the implementation of the GHG Reduction Plan. <i>Timeline Discretion and Summary.</i> The City shall have the discretion to reasonably modify the timing of reporting, with reasonable notice and opportunity to comment by the applicant, to coincide with other related monitoring and reporting required for the project.				
	<p>SCA GHG-2: Green Building Requirements – Bay Friendly Landscape (#77).</p> <p>[The SCA below applies to the projects listed below AND that are rated using the Bay Friendly Basic Landscape Checklists:</p> <p>Construction projects with over 25,000 sq. ft. of total floor area of new construction requiring a landscape plan.]</p> <p>a. Compliance with Green Building Requirements During Plan-Check</p> <p><u>Requirement:</u> The project applicant shall comply with the applicable requirements of the City of Oakland Green Building Ordinance (chapter 18.02 of the Oakland Municipal Code) for projects using the Bay Friendly Basic Landscape Checklist.</p> <p>i. The following information shall be submitted to the City for review and approval with the application for a building permit:</p> <ul style="list-style-type: none"> Completed copy of the final green building checklist approved during the review of the Planning and Zoning permit. Copy of the Unreasonable Hardship Exemption, if granted, during the review of the Planning and Zoning permit. Permit plans that show, in general notes, detailed design drawings, and specifications as necessary, compliance with the items listed in subsection (ii) below. 	<p>Submit “Plan Check” Compliance Information:</p> <ul style="list-style-type: none"> Prior to approval of first construction (building) permit. <p>Submit “During Construction” Compliance Information:</p> <ul style="list-style-type: none"> Ongoing, throughout all construction activities. <p>Submit “After Construction” Compliance Information:</p> <ul style="list-style-type: none"> Prior to the finaling the Building Permit. 	<p>Master Developer and Each FDP Project Applicant:</p> <ul style="list-style-type: none"> Submit information and plans to demonstrate compliance with the applicable requirements of the City of Oakland Green Building Ordinance and the Bay Friendly Basic Landscape. 	<p>City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Bureau of Building – Zoning Inspections (for single lot developments):</p> <ul style="list-style-type: none"> Review and approve GHG Reduction Plan. Review and approve project plans and required information to confirm compliance with all Green Building requirements. 	

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.6 Greenhouse Gas Emissions and Climate Change (cont.)					
Impact GHG-1 (cont.)	<ul style="list-style-type: none"> Copy of the signed statement by the Green Building Certifier approved during the review of the Planning and Zoning permit that the project complied with the requirements of the Green Building Ordinance. Signed statement by the Green Building Certifier that the project still complies with the requirements of the Green Building Ordinance, unless an Unreasonable Hardship Exemption was granted during the review of the Planning and Zoning permit. Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance. <p>ii. The set of plans in subsection (i) shall demonstrate compliance with the following:</p> <ul style="list-style-type: none"> All green building points identified on the checklist approved during review of the Planning and Zoning permit, unless a Request for Revision Plan-check application is submitted and approved by the Bureau of Planning that shows the previously approved points that will be eliminated or substituted. <p>b. <i>Compliance with Green Building Requirements During Construction</i></p> <p><u>Requirement:</u> The project applicant shall comply with the applicable requirements of the Oakland Green Building Ordinance and the Bay Friendly Basic Landscape Checklist during construction of the project.</p> <p>The following information shall be submitted to the City 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</p> <p>ii. Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance.</p>				

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.6 Greenhouse Gas Emissions and Climate Change (cont.)					
Impact GHG-1 (cont.)	<p>c. Compliance with Green Building Requirements After Construction</p> <p>Requirement: The Green Building Certifier shall submit the appropriate documentation to City staff and attain the minimum required point level.</p>				
	<p>SCA GHG-3: Green Building Requirements (#77). <i>During construction.</i></p> <p>d. Compliance with Green Building Requirements During Plan-Check</p> <p>Requirement: <u>The project applicant shall comply with the requirements of the California Green Building Standards (CALGreen) mandatory measures and the applicable requirements of the City of Oakland Green Building Ordinance (chapter 18.02 of the Oakland Green Municipal Code).</u></p> <p>i. The following information shall be submitted to the City for review and approval with the application for a building permit:</p> <ul style="list-style-type: none"> • Documentation showing compliance with Title 24 of the current version of the California Building Energy Efficiency Standards. • Completed copy of the final green building checklist approved during the review of the Planning and Zoning permit. • Copy of the Unreasonable Hardship Exemption, if granted, during the review of the Planning and Zoning permit. • Permit plans that show, in general notes, detailed design drawings, and specifications as necessary, compliance with the items listed in subsection (ii) below. • Copy of the signed statement by the Green Building Certifier approved during the review of the Planning and Zoning permit that the project complied with the requirements of the Green Building Ordinance. 	<p>Submit “Plan Check” Compliance Information:</p> <ul style="list-style-type: none"> • Prior to approval of first construction (building) permit. <p>Submit “During Construction” Compliance Information:</p> <ul style="list-style-type: none"> • Ongoing, throughout all construction activities. <p>Submit “After Construction” Compliance Information:</p> <ul style="list-style-type: none"> • Prior to the finaling the Building Permit. 	<p>Master Developer and Each FDP Project Applicant:</p> <ul style="list-style-type: none"> • Submit information and plans to demonstrate compliance with the applicable requirements of the City of Oakland Green Building Ordinance and the Bay Friendly Basic Landscape. 	<p>City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Bureau of Building – Zoning Inspections (for single lot developments):</p> <ul style="list-style-type: none"> • Review and approve GHG Reduction Plan. • Review and approve project plans and required information to confirm compliance with all Green Building requirements. 	

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.6 Greenhouse Gas Emissions and Climate Change (cont.)					
Impact GHG-1 (cont.)	<ul style="list-style-type: none"> Signed statement by the Green Building Certifier that the project still complies with the requirements of the Green Building Ordinance, unless an Unreasonable Hardship Exemption was granted during the review of the Planning and Zoning permit. Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance. <p>ii. The set of plans in subsection (i) shall demonstrate compliance with the following:</p> <ul style="list-style-type: none"> CALGreen mandatory measures. Green building point level/certification requirement, per the appropriate checklist approved during the Planning entitlement process. All green building points identified on the checklist approved during review of the Planning and Zoning permit, unless a Request for Revision Plan-check application is submitted and approved by the Bureau of Planning that shows the previously approved points that will be eliminated or substituted. The required green building point minimums in the appropriate credit categories. <p><u>When Required: Prior to approval of construction-related permit</u></p> <p><u>Initial Approval: Bureau of Building</u></p> <p><u>Monitoring/Inspection: N/A</u></p> <p>e. <i>Compliance with Green Building Requirements During Construction</i></p> <p><u>Requirement: The project applicant shall comply with the applicable requirements of CALGreen and the Oakland Green Building Ordinance during construction of the project.</u></p>				

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.6 Greenhouse Gas Emissions and Climate Change (cont.)					
Impact GHG-1 (cont.)	<p><u>The following information shall be submitted to the City for review and approval:</u></p> <ul style="list-style-type: none"> i. Completed copies of the green building checklists approved during the review of the Planning and Zoning permit and during the review of the building permit. ii. Signed statement(s) by the Green Building Certifier during all relevant phases of construction that the project complies with the requirements of the Green Building Ordinance. iii. Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance. <p><u>When Required: During construction</u></p> <p><u>Initial Approval: N/A</u></p> <p><u>Monitoring/Inspection: Bureau of Building</u></p> <p>f. <i>Compliance with Green Building Requirements After Construction</i></p> <p><u>Requirement: Prior to the finaling the Building Permit, the Green Building Certifier shall submit the appropriate documentation to City staff and attain the minimum required point level.</u></p> <p><u>When Required: Prior to Final Approval</u></p> <p><u>Initial Approval: Bureau of Planning</u></p> <p><u>Monitoring/Inspection: Bureau of Building</u></p> <p>SCA TRA-4: Transportation and Parking Demand Management Program <i>(See under Section 4.13, Transportation and Traffic - Consistency with Adopted Policies, Plans or Programs Supporting Alternative Transportation)</i></p> <p>SCA UTIL-6: Water Efficient Landscapes (WELO) <i>(See under Impact UTIL-3)</i></p>				

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.6 Greenhouse Gas Emissions and Climate Change (cont.)					
Impact GHG-2: The proposed Project would not conflict with an applicable plan, policy or regulation of an appropriate regulatory agency adopted for the purpose of reducing greenhouse gas emissions (Criterion b). (Less than Significant with SCAs)	<p>SCA AIR-1: Construction related Air Pollutant Controls (Dust and Equipment Emissions) (<i>See under Impact AIR-1</i>)</p> <p>SCA TRA-4: Transportation and Parking Demand Management Program (<i>See under Section 4.13, Transportation and Traffic - Consistency with Adopted Policies, Plans or Programs Supporting Alternative Transportation</i>)</p> <p>SCA GHG-1: Greenhouse Gas Reduction Plan (GGRP) (<i>See under Impact GHG-1</i>)</p> <p>SCA GHG-2: Green Building Requirements – Bay Friendly Landscape (<i>See under Impact GHG-1</i>)</p> <p>SCA UTIL-6: Water Efficient Landscapes (WELO) (<i>See under Impact UTIL-3</i>)</p>				
4.7 Hazards and Hazardous Materials					
Impact HAZ-1: The Project would include the routine transport, use and disposal of hazardous materials during construction and operation, but would not create a significant hazard to the public or the environment. (Criterion a) (Less than Significant with SCAs)	<p>SCA HAZ-1: Hazardous Materials Related to Construction (#39). <i>During construction.</i> The project applicant shall ensure that Best Management Practices (BMPs) are implemented by the contractor during construction to minimize potential negative effects on groundwater, soils, and human health. These shall include, at a minimum, the following:</p> <ol style="list-style-type: none"> Follow manufacture's recommendations for use, storage, and disposal of chemical products used in construction; Avoid overtopping construction equipment fuel gas tanks; During routine maintenance of construction equipment, properly contain and remove grease and oils; Properly dispose of discarded containers of fuels and other chemicals; Implement lead-safe work practices and comply with all local, regional, state, and federal requirements concerning lead (for more information refer to the Alameda County Lead Poisoning Prevention Program); and 	<p>Implementation:</p> <ul style="list-style-type: none"> Ongoing, throughout all construction activities. 	<p>Master Developer and Each FDP Project Applicant:</p> <ul style="list-style-type: none"> Implement BMPs to minimize potential negative effects on groundwater, soils, and human health. 	<p>Applicant:</p> <ul style="list-style-type: none"> Ensure regular verification of implementation of construction BMPs. <p>City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Bureau of Building – Zoning Inspections (for single lot developments):</p> <ul style="list-style-type: none"> Conduct periodic site visits to verify that construction BMPs are implemented. 	

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.7 Hazards and Hazardous Materials (cont.)					
Impact HAZ-1 (cont.)	f. If soil, groundwater, or other environmental medium with suspected contamination is encountered unexpectedly during construction activities (e.g., identified by odor or visual staining, or if any underground storage tanks, abandoned drums or other hazardous materials or wastes are encountered), the project applicant shall cease work in the vicinity of the suspect material, the area shall be secured as necessary, and the applicant shall take all appropriate measures to protect human health and the environment. Appropriate measures shall include notifying the City and applicable regulatory agency(ies) and implementation of the actions described in the City's Standard Conditions of Approval, as necessary, to identify the nature and extent of contamination. Work shall not resume in the area(s) affected until the measures have been implemented under the oversight of the City or regulatory agency, as appropriate.				
	<p>SCA HAZ-2: Site Contamination (#40).</p> <p>a. Environmental Site Assessment Required. Prior to approval of construction-related permit. The project applicant shall submit a Phase I Environmental Site Assessment report, and Phase II Environmental Site Assessment report if warranted by the Phase I report, for the project site for review and approval by the City. The report(s) shall be prepared by a qualified environmental assessment professional and include recommendations for remedial action, as appropriate, for hazardous materials. The project applicant shall implement the approved recommendations and submit to the City evidence of approval for any proposed remedial action and required clearances by the applicable local, state, or federal regulatory agency.</p> <p>b. Health and Safety Plan Required. Prior to approval of construction-related permit. The project applicant shall submit a Health and Safety Plan for the review and approval by the City in order to protect project construction workers from risks associated with hazardous materials. The project applicant shall implement the approved Plan.</p>	<p>Submit Environmental Site Assessment and Health and Safety Plan:</p> <ul style="list-style-type: none"> Prior to approval of any construction-related permit. <p>Conduct Work Per Approved Plans and BMPs:</p> <ul style="list-style-type: none"> Ongoing, throughout all construction activities. 	<p>Master Developer and/or Each FDP Project Applicant:</p> <ul style="list-style-type: none"> Submit and implement a Phase I Environmental Site Assessment report, and Phase II Environmental Site Assessment report if warranted, for the project site, per condition (a). Submit and implement a Health and Safety Plan, per condition (b). Ensure BMPs to minimize potential soil and groundwater hazards are implemented, per condition (c). 	<p>Applicant:</p> <ul style="list-style-type: none"> Ensure regular verification of the implementation of construction BMPs. <p>City of Oakland, Bureau of Planning; Bureau of Building – Zoning Inspections; Oakland Fire Department - Hazardous Materials Division:</p> <ul style="list-style-type: none"> Review and approve Environmental Site Assessment reports. Review and approve the Health and Safety Plan. Conduct periodic site visits to verify that construction BMPs are implemented. 	

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.7 Hazards and Hazardous Materials (cont.)					
Impact HAZ-1 (cont.)	<p>c. Best Management Practices (BMPs) Required for Contaminated Sites. During construction. The project applicant shall ensure that Best Management Practices (BMPs) are implemented by the contractor during construction to minimize potential soil and groundwater hazards. These shall include the following:</p> <p>i. Soil generated by construction activities shall be stockpiled on-site in a secure and safe manner. All contaminated soils determined to be hazardous or non-hazardous waste must be adequately profiled (sampled) prior to acceptable reuse or disposal at an appropriate off-site facility. Specific sampling and handling and transport procedures for reuse or disposal shall be in accordance with applicable local, state, and federal requirements.</p> <p>ii. Groundwater pumped from the subsurface shall be contained on-site in a secure and safe manner, prior to treatment and disposal, to ensure environmental and health issues are resolved pursuant to applicable laws and policies. Engineering controls shall be utilized, which include impermeable barriers to prohibit groundwater and vapor intrusion into the building.</p>				
	<p>SCA HAZ-3: Hazardous Materials Business Plan (#41). <i>Prior to final building permit.</i> The project applicant shall submit a Hazardous Materials Business Plan for review and approval by the City, and shall implement the approved Plan. The approved Plan shall be kept on file with the City and the project applicant shall update the Plan as applicable. The purpose of the Hazardous Materials Business Plan is to ensure that employees are adequately trained to handle hazardous materials and provides information to the Fire Department should emergency response be required. Hazardous materials shall be handled in accordance with all applicable local, state, and federal requirements. The Hazardous Materials Business Plan shall include the following:</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>Submit Hazardous Materials Business Plan:</p> <ul style="list-style-type: none"> Prior to approval of final building permit. <p>Conduct Work Per Approved Plan:</p> <ul style="list-style-type: none"> Ongoing, throughout all construction activities. 	<p>Master Developer and Each FDP Project Applicant:</p> <ul style="list-style-type: none"> Submit a Hazardous Materials Business Plan for review and approval by the City, and implement the approved Plan. 	<p>City of Oakland, Bureau of Planning; Bureau of Building – Zoning Inspections; Oakland Fire Department - Hazardous Materials Division:</p> <ul style="list-style-type: none"> Review and approve the Hazardous Materials Building Plan. 	

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.7 Hazards and Hazardous Materials (cont.)					
Impact HAZ-1 (cont.)	b. The location of such hazardous materials. c. An emergency response plan including employee training information. A plan that describes the manner in which these materials are handled, transported, and disposed.				
	SCA HAZ-4: Fire Safety Phasing Plan (#42). <i>Prior to approval of construction-related permit.</i> The project applicant shall submit a Fire Safety Phasing Plan for City review and approval, and shall implement the approved Plan. The Fire Safety Phasing Plan shall include all of the fire safety features incorporated into each phase of the project and the schedule for implementation of the features.	Submit Fire Safety Phasing Plan: <ul style="list-style-type: none"> Prior to approval of any construction-related permit. Conduct Work Per Approved Plan: <ul style="list-style-type: none"> Ongoing, throughout all construction activities. 	Master Developer and Each FDP Project Applicant: <ul style="list-style-type: none"> Submit and implement a Fire Safety Phasing Plan. 	City of Oakland, Bureau of Planning; Bureau of Building – Zoning Inspections; Oakland Fire Department - Hazardous Materials Division: <ul style="list-style-type: none"> Review and approve the Fire Safety Plan. 	
	SCA HAZ-6: Asbestos in Structures (#23). <i>Prior to approval of construction-related permit.</i> The project applicant shall comply with all applicable laws and regulations regarding demolition and renovation of Asbestos Containing Materials (ACM), including but not limited to California Code of Regulations, Title 8; California Business and Professions Code, Division 3; California Health and Safety Code sections 25915-25919.7; and Bay Area Air Quality Management District, Regulation 11, Rule 2, as may be amended. Evidence of compliance shall be submitted to the City upon request.	Implementation: Ongoing, throughout all demolition activities for structures that may contain ACM.	Master Developer and Each FDP Project Applicant: Implement according to applicable regulatory agency with jurisdiction.	City of Oakland, Bureau of Planning: <ul style="list-style-type: none"> If structures that may contain ACM are planned for demolition, City will request evidence of compliance as needed. 	
Impact HAZ-2: The Project would not create a significant hazard to the public or environment through an upset or accident involving the release of hazardous materials. (Criterion b) (Less than Significant with SCAs)	SCA HAZ-1: Hazardous Materials Related to Construction (<i>See under Impact HAZ-1</i>) SCA HYD-2: State Construction General Permit (<i>See under Impact HYD-1</i>) SCA HAZ-4: Fire Safety Phasing Plan (<i>See under Impact HAZ-1</i>)				

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.7 Hazards and Hazardous Materials (cont.)					
Impact HAZ-3: The Project would not result in the new storage or use of acutely hazardous materials near sensitive receptors, and would not as a result create a significant hazard to the public. (Criterion c) (Less than Significant with SCAs)	SCA HAZ-1: Hazardous Materials Related to Construction (<i>See under Impact HAZ-1</i>) SCA HAZ-3: Hazardous Materials Business Plan (<i>See under Impact HAZ-1</i>)				
Impact HAZ-4: The Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. (Criterion d) (Less than Significant with SCAs)	SCA HAZ-1: Hazardous Materials Related to Construction (<i>See under Impact HAZ-1</i>) SCA HAZ-2: Site Contamination (<i>See under Impact HAZ-1</i>) SCA HAZ-3: Hazardous Materials Business Plan (<i>See under Impact HAZ-1</i>)				
Impact HAZ-5: The Project would be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and could, but would not, result in a safety hazard to the public or environment. (Criterion e) (Less than Significant with SCAs)	SCA HAZ-1: Hazardous Materials Related to Construction (<i>See under Impact HAZ-1</i>) SCA HAZ-2: Site Contamination (<i>See under Impact HAZ-1</i>) SCA Implementation Measure HAZ-2.1: To further implement SCA HAZ-4, the project sponsor shall submit the results of any CLRRRA site assessment work required by DTSC. The Fire Prevention Bureau's Hazardous Materials Division shall review and provide a determination on the completeness of the reports for the City's purposes.	Submit CLRRRA Site Assessment: <ul style="list-style-type: none"> Prior to issuance of any construction-related permit. 	Master Developer: <ul style="list-style-type: none"> Submit the results of any CLRRRA site assessment work required by DTSC. 	City of Oakland, Bureau of Planning; Bureau of Building – Zoning Inspections; Oakland Fire Department - Hazardous Materials Division: <ul style="list-style-type: none"> Review and determine completeness of the CLRRRA site assessment reports. 	

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.7 Hazards and Hazardous Materials (cont.)					
Impact HAZ-5 (cont.)	<p>SCA Implementation Measure HAZ-2.2: To further implement SCA HAZ-2, if DTSC determines that remediation pursuant to a CLRRRA response plan is required, the project sponsor must:</p> <ol style="list-style-type: none"> Submit documentation confirming that any remaining environmental assessment and remediation required by DTSC will be performed under the oversight of DTSC or other regulatory agencies, and will be conducted by qualified professionals with experience in soil and groundwater contamination remediation. The project sponsor shall submit a Soil Management Plan that has been reviewed and approved by DTSC or other appropriate regulatory agency. That plan shall outline required procedures for handling and disposing impacted soil. All disposal and transportation of contaminated soil shall be done in accordance with applicable state and federal laws and regulations. All contaminated soil determined to be hazardous or non-hazardous waste must be adequately profiled for acceptable disposal before it can be removed from the site. The project sponsor shall ensure that impacted soil is handled in accordance with the approved Soil Management Plan. If groundwater contamination is discovered at level in excess of applicable regulatory thresholds used by DTSC or other appropriate regulatory agency, ensure that groundwater pumped from the subsurface shall be contained onsite prior to treatment and disposal to ensure environmental and, if any, health issues are resolved pursuant to oversight agencies. If soil vapor contamination is discovered at levels that DTSC determines require remediation, and the source of the vapor is not removed pursuant to DTSC supervision, engineering controls shall be utilized, which include impermeable barriers to mitigate vapor intrusion into the building. The project sponsor shall provide written verification that the appropriate State, Federal or County authorities, including but not limited to DTSC and the Alameda County Public Health Department, have granted all required clearances and confirmed that all 	<p>Submit Pre-Work Verification Reports per measures (a), (b) and (f).</p> <ul style="list-style-type: none"> Prior to issuance of demolition or grading permits. <p>Submit Post-work Verification Reports per measures (e) and (g).</p> <ul style="list-style-type: none"> Prior to issuance of any demolition permits for buildings containing lead-based paint. 	<p>Master Developer:</p> <ul style="list-style-type: none"> Submit confirmation that qualified preparer and DTSC oversight of site assessment/remediation work, if applicable (a); a Soil Management Plan (b); compliance with the City of Oakland Hazardous Material Assessment and Reporting Program (f). Submit written verification of remediation compliance (e); and safe handling and disposal of lead-based paint d, if found, (g). 	<p>City of Oakland, Bureau of Planning; Bureau of Building – Zoning Inspections; Oakland Fire Department, Office of Emergency Services:</p> <ul style="list-style-type: none"> Review and accept verification reports specified in the SCA 	

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.7 Hazards and Hazardous Materials (cont.)					
Impact HAZ-5 (cont.)	<p>applicable standards, regulations, and conditions are in compliance, for all existing contamination at the site.</p> <p>f) The project sponsor shall provide evidence from the City's Fire Department, Office of Emergency Services, indicating compliance with the City of Oakland Hazardous Material Assessment and Reporting Program, pursuant to City Ordinance No. 12323.</p> <p>g) Prior to issuance of any demolition permits for buildings containing lead-based paint, the project sponsor shall demonstrate to the satisfaction of the Office of Fire Department, Office of Emergency Services, that the site has been investigated for the presence of lead will be handled and disposed of safely conduct during demolition.</p>				
	<p>SCA Implementation Measure HAZ-2.3: To further implement SCA HAZ-2, pursuant to the Soils Management Plan required in SCA Implementation Measure HAZ-2.2b, the contractor shall cease any earthwork activities upon discovery of any suspect soils (e.g., petroleum odor and/or discoloration) during construction. The contractor shall notify DTSC and retain a qualified environmental firm to collect soil samples to confirm the level of contamination that may be present. If contamination is found to be present, any further proposed groundbreaking activities within areas of identified or suspected contamination shall be conducted according to a site specific health and safety plan, prepared by a licensed professional. The contractor shall follow all procedural direction given by DTSC to ensure that suspect soils are isolated, protected from runoff, and disposed of in accordance with transportation laws and the requirements of the licensed receiving facility.</p>	<p>Implementation:</p> <ul style="list-style-type: none"> Ongoing, throughout all construction activities. 	<p>Master Developer and Each FDP Project Applicant:</p> <ul style="list-style-type: none"> Cease work upon discovery of suspect soils and comply with DTSC procedural direction. 	<p>City of Oakland, Bureau of Planning; Bureau of Building – Zoning Inspections; Oakland Fire Department - Hazardous Materials Division:</p> <ul style="list-style-type: none"> Verify all applicable measures are implemented. 	
	<p>SCA Implementation Measure HAZ-2.4: To further implement SCA HAZ-2, if the assessment required by DTSC under CLRRRA finds presence of lead-based paint at levels not suitable for residential use in proposed residential areas or for commercial use in other areas, the project sponsor shall develop and implement a lead-based paint response plan under CLRRRA. The plan shall:</p> <p>a) Develop a removal specification approved by a Certified Lead Project Designer.</p>	<p>Submit Plan:</p> <ul style="list-style-type: none"> Prior to approval of any construction-related permit, if applicable. <p>Implement Plan:</p> <ul style="list-style-type: none"> Ongoing, throughout all construction activities. 	<p>Master Developer and Each FDP Project Applicant:</p> <ul style="list-style-type: none"> Submit and implement a lead-based paint response plan under CLRRRA, if applicable. 	<p>City of Oakland, Bureau of Planning; Bureau of Building – Zoning Inspections; Oakland Fire Department - Hazardous Materials Division:</p> <ul style="list-style-type: none"> Review and approve lead-based paint response plan 	

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.7 Hazards and Hazardous Materials (cont.)					
Impact HAZ-5 (cont.)	b) Ensure that all removal workers are properly trained. c) Contain all work areas to prohibit off-site migration of paint chip debris. d) Remove all peeling and stratified lead-based paint from the Club Knoll building and any other existing non-building surfaces to the degree necessary to safely and properly complete relocation or demolition activities according to recommendations of the survey. The relocation contractor shall be responsible for the proper containment and disposal of intact lead-based paint on all equipment to be cut and/or removed during relocation or demolition. e) Provide on-site personnel and area air monitoring during all removal activities to ensure that workers and the environment are adequately protected by the control measures used. f) Clean up and/or vacuum paint chips with a high efficiency particulate air (HEPA) filter. g) Collect, segregate, and profile waste for disposal determination. h) Properly dispose of all waste.			<ul style="list-style-type: none"> Review and approve report on results of lead-based paint response Verify all applicable measures are implemented. 	
Impact HAZ-8: The Project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. (Criterion j) (Less than Significant with SCA)	SCA HAZ-4: Fire Safety Phasing Plan (<i>See under Impact HAZ-1</i>)				
	SCA HAZ-5 (Wildfire Prevention Area – Vegetation Management) (#43). a. <i>Vegetation Management Plan Required. Prior to approval of construction-related permit.</i> The project applicant shall submit a Vegetation Management Plan for City review and approval, and shall implement the approved Plan prior to, during, and after construction of the project. The Vegetation Management Plan may be combined with the Landscape Plan otherwise required by the Conditions of Approval. The Vegetation Management Plan shall include, at a minimum, the following measures: i. Removal of dead vegetation overhanging roof and chimney areas;	Submit Plan: <ul style="list-style-type: none"> Prior to approval of any construction-related permit, if applicable. Implement Plan: <ul style="list-style-type: none"> Ongoing, throughout all construction activities and project operations. 	Master Developer: <ul style="list-style-type: none"> Submit and implement Vegetation Management Plan, which can be part of the Landscape Plan (SCA AES-2). 	City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Bureau of Building – Zoning Inspections (for single lot developments); Oakland Fire Department: <ul style="list-style-type: none"> Review and approve Vegetation Management Plan. 	

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.7 Hazards and Hazardous Materials (cont.)					
Impact HAZ-8 (cont.)	<ul style="list-style-type: none"> ii. Removal of leaves and needles from roofs; iii. Planting and placement of fire-resistant plants around the house and phasing out flammable vegetation; iv. Trimming back vegetation around windows; v. Removal of flammable vegetation on hillside slopes greater than 20%; vi. Pruning the lower branches of tall trees; vii. Clearing out ground-level brush and debris; and viii. Stacking woodpiles away from structures. 			<ul style="list-style-type: none"> • Verify all applicable conditions are implemented. 	
	SCA Implementation Measure HAZ-4.1: To further implement SCA HAZ-4: Fire Safety: The project sponsor and construction contractor shall ensure that during Project construction, all construction vehicles and equipment will be fitted with spark arrestors to minimize accidental ignition of dry construction debris and surrounding dry vegetation.	Implementation: <ul style="list-style-type: none"> • Ongoing, throughout all construction activities and project operations. 	Master Developer and Each FDP Project Applicant: <ul style="list-style-type: none"> • Ensure spark arrestors are fitted on all construction vehicles and equipment. 	City of Oakland, Bureau of Planning; Bureau of Building – Zoning Inspections; Oakland Fire Department: <ul style="list-style-type: none"> • Verify all applicable measures are implemented. 	
Impact HAZ-9: The Project would not have a considerable contribution to any cumulative impacts related to hazards and hazardous materials, considering the combined effect of the Project, and past, present, approved, pending, and reasonably foreseeable future projects in the area and citywide. (Less than Significant with SCAs)	SCA HAZ-1: Hazardous Materials Related to Construction (<i>See under Impact HAZ-1</i>) SCA HAZ-2: Site Contamination (<i>See under Impact HAZ-1</i>) SCA Implementation Measure HAZ-2.1 (<i>to further implement SCA HAZ-2</i>) (see above) SCA Implementation Measure HAZ-2.2 (<i>to further implement SCA HAZ-2</i>) (see above) SCA Implementation Measure HAZ-2.3 (<i>to further implement SCA HAZ-2</i>) (see above) SCA Implementation Measure HAZ-2.4 (<i>to further implement SCA HAZ-2</i>) (see above) SCA HYD-2: State Construction General Permit (<i>See under Impact HYD-1</i>)				

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.7 Hazards and Hazardous Materials (cont.)					
Impact HAZ-9 (cont.)	<p>SCA HAZ-3: Hazardous Materials Business Plan (See under <i>Impact HAZ-1</i>)</p> <p>SCA HAZ-4: Fire Safety Phasing Plan (See under <i>Impact HAZ-1</i>)</p> <p>SCA Implementation Measure HAZ-4.1 (to further implement SCA HAZ-4) (see above)</p> <p>SCA HAZ-5: Wildfire Prevention Area – Vegetation Management (See under <i>Impact HAZ-8</i>)</p>				
4.8 Hydrology and Water Quality					
Impact HYD-1: Runoff from the proposed Project would be different from existing conditions; however, the Project would not violate any water quality standards or waste discharge requirements. (Criteria a and g) (Less than Significant with SCAs)	<p>SCA HYD-1: Erosion and Sedimentation Control Plan for Construction (#45).</p> <p>a) <i>Erosion and Sedimentation Control Plan Required.</i> The project applicant shall submit an Erosion and Sedimentation Control Plan to the City for review and approval. The Erosion and Sedimentation Control Plan shall include all necessary measures to be taken to prevent excessive stormwater runoff or carrying by stormwater runoff of solid materials on to lands of adjacent property owners, public streets, or to creeks as a result of conditions created by grading and/or construction operations. The Plan shall include, but not be limited to, such measures as short-term erosion control planting, waterproof slope covering, check dams, interceptor ditches, benches, storm drains, dissipation structures, diversion dikes, retarding berms and barriers, devices to trap, store and filter out sediment, and stormwater retention basins. Off-site work by the project applicant may be necessary. The project applicant shall obtain permission or easements necessary for off-site work. There shall be a clear notation that the plan is subject to changes as changing conditions occur. Calculations of anticipated stormwater runoff and sediment volumes shall be included, if required by the City. The Plan shall specify that, after construction is complete, the project applicant shall ensure that the storm drain system shall be inspected and that the project applicant shall clear the system of any debris or sediment.</p>	<p>Submit Plan:</p> <ul style="list-style-type: none"> Prior to approval of any construction-related permit. <p>Post-Construction Inspection and Clearance:</p> <ul style="list-style-type: none"> Prior to final permit. 	<p>Master Developer and Each FDP Project Applicant:</p> <ul style="list-style-type: none"> Submit an Erosion and Sedimentation Control Plan. Obtain permission or easements necessary for off-site work. Ensure post-construction inspection and maintenance. 	<p>City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Bureau of Building – Zoning Inspections (for single lot developments):</p> <ul style="list-style-type: none"> Review and confirm Erosion and Sedimentation Control Plan. Conduct post-construction inspection. 	

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.8 Hydrology and Water Quality (cont.)					
Impact HYD-1 (cont.)	<p>b) <i>Erosion and Sedimentation Control During Construction.</i> The project applicant shall implement the approved Erosion and Sedimentation Control Plan. No grading shall occur during the wet weather season (October 15 through April 15) unless specifically authorized in writing by the Bureau of Building.</p>	<p>Conduct Work Pursuant to Approved Plan:</p> <ul style="list-style-type: none"> Throughout all construction activities. 	<p>Master Developer and Each FDP Project Applicant:</p> <ul style="list-style-type: none"> Submit an Erosion and Sedimentation Control Plan. (Also see SCA BIO-3 <i>Creek Protection Plan</i>; SCA BIO-4 <i>Dewatering/Diversion</i>.) 	<p>City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Bureau of Building – Zoning Inspections (for single lot developments):</p> <ul style="list-style-type: none"> Ensure implementation of Erosion and Sedimentation Control Plan. If applicable, authorize grading during wet weather season. 	
	<p>SCA HYD-2: State Construction General Permit (#46).</p> <p>The project applicant shall comply with the requirements of the Construction General Permit issued by the State Water Resources Control Board (SWRCB). The project applicant shall submit a Notice of Intent (NOI), Stormwater Pollution Prevention Plan (SWPPP), and other required Permit Registration Documents to SWRCB. The project applicant shall submit evidence of compliance with Permit requirements to the City.</p>	<p>Submit Documents to SWRCB:</p> <ul style="list-style-type: none"> Prior issuance of any construction-related permit. <p>Conduct Work Pursuant to Approved SWPPP and General Permit:</p> <ul style="list-style-type: none"> Ongoing, throughout all construction activities. 	<p>Master Developer and Each FDP Project Applicant:</p> <ul style="list-style-type: none"> Submit a NOI, SWPPP, and other required Permit Registration Documents to SWRCB, and evidence of compliance to the City. 	<p>City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Bureau of Building – Zoning Inspections (for single lot developments); Public Works Agency – Environmental Services</p> <ul style="list-style-type: none"> Verify compliance with all Permit requirements. 	
	<p>SCA HYD-3: Drainage Plan for Post-Construction Stormwater Runoff on Hillside Properties (#47).</p> <p>The project applicant shall submit and implement a Drainage Plan to be reviewed and approved by the City. The Drainage Plan shall include measures to reduce the volume and velocity of post-construction stormwater runoff to the maximum extent practicable. Stormwater runoff shall not be augmented to adjacent properties, creeks, or storm drains. The Drainage Plan shall be included with the project drawings submitted to the City for site improvements.</p>	<p>Submit Drainage Plan:</p> <ul style="list-style-type: none"> Concurrent with project site improvement plans. <p>Implement Plan:</p> <ul style="list-style-type: none"> Ongoing, throughout project operations. 	<p>Master Developer and Each FDP Project Applicant:</p> <ul style="list-style-type: none"> Submit and implement a post-construction stormwater Drainage Plan. 	<p>City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Bureau of Building – Zoning Inspections (for single lot developments):</p> <ul style="list-style-type: none"> Review and approval Drainage Plan. Verify compliance with the Drainage Plan. 	

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.8 Hydrology and Water Quality (cont.)					
Impact HYD-1 (cont.)	<p>SCA HYD-4: Site Design Measures to Reduce Stormwater Runoff (#48).</p> <p>Pursuant to Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES), the project applicant is encouraged to incorporate appropriate site design measures into the project to reduce the amount of stormwater runoff. These measures may include, but are not limited to, the following:</p> <ul style="list-style-type: none"> a) Minimize impervious surfaces, especially directly connected impervious surfaces and surface parking areas; b) Utilize permeable paving in place of impervious paving where appropriate; c) Cluster structures; d) Direct roof runoff to vegetated areas; e) Preserve quality open space; and f) Establish vegetated buffer areas. 	<p>Submit Design Measures in Project Plans:</p> <ul style="list-style-type: none"> • Prior to issuance of any construction-related permit. <p>Implement Design Measures:</p> <ul style="list-style-type: none"> • Prior to final permit approval. 	<p>Master Developer and Each FDP Project Applicant:</p> <ul style="list-style-type: none"> • Submit and implement project plans incorporating stormwater runoff reduction design measures. 	<p>City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Bureau of Building – Zoning Inspections (for single lot developments):</p> <ul style="list-style-type: none"> • Verify incorporation of design measures into approved project plans. • Verify ongoing implementation or and compliance with approved design measures. 	
	<p>SCA HYD-5: Source Control Measures to Limit Stormwater Pollution (#49).</p> <p>Pursuant to Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES), the project applicant is encouraged to incorporate appropriate source control measures to limit pollution in stormwater runoff. These measures may include, but are not limited to, the following:</p> <ul style="list-style-type: none"> a) Stencil storm drain inlets “No Dumping – Drains to Bay;” b) Minimize the use of pesticides and fertilizers; c) Cover outdoor material storage areas, loading docks, repair/maintenance bays and fueling areas; d) Cover trash, food waste, and compactor enclosures; and e) Plumb the following discharges to the sanitary sewer system, subject to City approval: 	<p>Submit Source Control Measures in Project Plans:</p> <ul style="list-style-type: none"> • Prior to issuance of any construction-related permit. <p>Implement Source Control Measures:</p> <ul style="list-style-type: none"> • Ongoing, throughout all construction activities and project operations. 	<p>Master Developer and Each FDP Project Applicant:</p> <ul style="list-style-type: none"> • Submit and implement project plans incorporating stormwater runoff source control measures. 	<p>City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Bureau of Building – Zoning Inspections (for single lot developments):</p> <ul style="list-style-type: none"> • Verify that the applicant complies with the requirements of Provision C.3 of the NPDES permit. • Verify incorporation of source control measures into approved project plans. • Verify ongoing implementation or and compliance with approved source control measures. 	

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.8 Hydrology and Water Quality (cont.)					
Impact HYD-1 (cont.)	<div><div><div>i.</div><div>Discharges from indoor floor mats, equipment, hood filter, wash racks, and, covered outdoor wash racks for restaurants;</div></div><div><div>ii.</div><div>Dumpster drips from covered trash, food waste, and compactor enclosures;</div></div><div><div>iii.</div><div>Discharges from outdoor covered wash areas for vehicles, equipment, and accessories;</div></div><div><div>iv.</div><div>Swimming pool water, if discharge to on-site vegetated areas is not feasible; and</div></div><div><div>v.</div><div>Fire sprinkler test water, if discharge to on-site vegetated areas is not feasible.</div></div></div>				
	<div><div>SCA HYD-6: NPDES C.3 Stormwater Requirements for Regulated Projects (#50).</div><div>a) <i>Post-Construction Stormwater Management Plan Required.</i> The project applicant shall comply with the requirements of Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES). The project applicant shall submit a Post-Construction Stormwater Management Plan to the City for review and approval with the project drawings submitted for site improvements, and shall implement the approved Plan during construction. The Post-Construction Stormwater Management Plan shall include and identify the following:<div><div>i.</div><div>Location and size of new and replaced impervious surface;</div></div><div><div>ii.</div><div>Directional surface flow of stormwater runoff;</div></div><div><div>iii.</div><div>Location of proposed on-site storm drain lines;</div></div><div><div>iv.</div><div>Site design measures to reduce the amount of impervious surface area;</div></div><div><div>v.</div><div>Source control measures to limit stormwater pollution;</div></div><div><div>vi.</div><div>Stormwater treatment measures to remove pollutants from stormwater runoff, including the method used to hydraulically size the treatment measures; and</div></div></div></div>	<div><div>Submit Post-Construction Stormwater Management Plan:<div><div>•</div><div>Prior to issuance of any construction-related permit.</div></div></div><div>Verify Plan:<div><div>•</div><div>Prior to final permit approval.</div></div></div><div>Implement Plan:<div><div>•</div><div>Ongoing, throughout construction activities and project operations.</div></div></div></div>	<div><div>Master Developer and Each FDP Project Applicant:<div><div>•</div><div>Submit Post-Construction Stormwater Management Plan with project improvement plans, and implement Plan.</div></div></div></div>	<div><div>City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Bureau of Building – Zoning Inspections (for single lot developments):<div><div>•</div><div>Verify that the applicant complies with the requirements of Provision C.3 of the NPDES permit.</div></div><div><div>•</div><div>Verify that a completed Stormwater Supplemental Form and Post-Construction Stormwater Management Plan are adequately prepared.</div></div><div><div>•</div><div>Verify Plan is implemented.</div></div></div></div>	

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.8 Hydrology and Water Quality (cont.)					
Impact HYD-1 (cont.)	vii. Hydromodification management measures, if required by Provision C.3, so that post-project stormwater runoff flow and duration match pre-project runoff.				
	<p>b) <i>Maintenance Agreement Required.</i> The project applicant shall enter into a maintenance agreement with the City, based on the Standard City of Oakland Stormwater Treatment Measures Maintenance Agreement, in accordance with Provision C.3, which provides, in part, for the following:</p> <p>i. The project applicant accepting responsibility for the adequate installation/construction, operation, maintenance, inspection, and reporting of any on-site stormwater treatment measures being incorporated into the project until the responsibility is legally transferred to another entity; and</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.</p> <p>The maintenance agreement shall be recorded at the County Recorder's Office at the applicant's expense.</p>	<p>Enter and Record Agreement:</p> <ul style="list-style-type: none"> Prior to final permit approval. 	<p>Master Developer and Each FDP Project Applicant:</p> <ul style="list-style-type: none"> Enter into Standard City of Oakland Stormwater Treatment Measures Maintenance Agreement. Record Agreement at the County Recorder's Office. 	<p>City of Oakland, Bureau of Planning; Bureau of Building – Zoning Inspection</p> <ul style="list-style-type: none"> Verify that the applicant has entered into the "Standard City of Oakland Stormwater Treatment Measures Maintenance Agreement. 	
	<p>SCA HYD-7: Architectural Copper (#52).</p> <p>The project applicant shall implement Best Management Practices (BMPs) concerning the installation, treatment, and maintenance of exterior architectural copper during and after construction of the project in order to reduce potential water quality impacts in accordance with Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES). The required BMPs include, but are not limited to, the following:</p>	<p>Implementations:</p> <ul style="list-style-type: none"> Ongoing, throughout construction activities and project operations. 	<p>Master Developer and Each FDP Project Applicant:</p> <ul style="list-style-type: none"> Implement BMPs regarding exterior architectural copper. 	<p>City of Oakland, Bureau of Planning; Bureau of Building – Zoning Inspection</p> <ul style="list-style-type: none"> Verify that BMPs are implemented. 	

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.8 Hydrology and Water Quality (cont.)					
Impact HYD-1 (cont.)	a) If possible, use copper materials that have been pre-patinated at the factory; b) If patination is done on-site, ensure rinse water is not discharged to the storm drain system by protecting storm drain inlets and implementing one or more of the following: c) Discharge rinse water to landscaped area; d) Collect rinse water in a tank and discharge to the sanitary sewer, with approval by the City; or haul off-site for proper disposal; e) During maintenance activities, protect storm drain inlets to prevent wash water discharge into storm drains; and f) Consider coating the copper with an impervious coating that prevents further corrosion.				
	SCA BIO-3: Creek Protection Plan (<i>See under Impact BIO-2</i>) SCA BIO-4: Creek Dewatering/Diversion (<i>See under Impact BIO-4</i>) SCA HAZ-1: Hazardous Materials Related to Construction (<i>See under Impact HAZ-1</i>) SCA HAZ-2: Site Contamination (<i>See under Impact HAZ-1</i>) SCA UTIL-6: Water Efficient Landscapes (WELO) (<i>See under Impact UTIL-3</i>) No Mitigation Measure Required				
Impact HYD-2: The Project would not substantially deplete groundwater supplies or interfere with groundwater recharge. (Criterion b) (Less than Significant with SCA)	SCA BIO-4: Creek Dewatering/Diversion (<i>See under Impact BIO-4</i>)				

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.8 Hydrology and Water Quality (cont.)					
Impact HYD-3: The Project would not result in substantial erosion or siltation on- or off-site that would affect the quality of receiving waters. (Criteria c and g) (Less than Significant with SCAs)	SCA HYD-1: Erosion and Sedimentation Control Plan for Construction (<i>See under Impact HYD-1</i>) SCA HYD-2: State Construction General Permit (<i>See under Impact HYD-1</i>) SCA HYD-3: Drainage Plan for Post-Construction Stormwater Runoff on Hillside Properties (<i>See under Impact HYD-1</i>) SCA HYD-4: Site Design Measures to Reduce Stormwater Runoff (<i>See under Impact HYD-1</i>) SCA HYD-5: Source Control Measures to Limit Stormwater Pollution (<i>See under Impact HYD-1</i>) SCA HYD-6: NPDES C.3 Stormwater Requirements for Regulated Projects (<i>See under Impact HYD-1</i>)				
	SCA HYD-8: Vegetation Management on Creekside Properties (#53). <i>Ongoing.</i> The project applicant shall comply with the following requirements when managing vegetation prior to, during, and after construction of the project: <ol style="list-style-type: none"> Identify and leave "islands" of vegetation in order to prevent erosion and landslides and protect habitat; Trim tree branches from the ground up (limbing up) and leave tree canopy intact; Leave stumps and roots from cut down trees to prevent erosion; Plant fire-appropriate, drought-tolerant, preferably native vegetation; Provide erosion and sediment control protection if cutting vegetation on a steep slope; Fence off sensitive plant habitats and creek areas if implementing goat grazing for vegetation management; 	Implementation: <ul style="list-style-type: none"> Ongoing, throughout all construction activities and project operations. 	Master Developer and Each FDP Project Applicant for Creekside Lots: <ul style="list-style-type: none"> Implement vegetation management requirements. (Also see SCA HAZ-5 <i>Wildfire Prevention Area Vegetation Management Plan</i>). 	City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Bureau of Building – Zoning Inspections (for single lot developments): <ul style="list-style-type: none"> Verify all applicable conditions are implemented and maintained. 	

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.8 Hydrology and Water Quality (cont.)					
Impact HYD-3 (cont.)	g. Obtain a Tree Permit before removing a Protected Tree (any tree 9 inches dbh or greater and any oak tree 4 inches dbh or greater, except eucalyptus and Monterey pine); h. Do not clear-cut vegetation. This can lead to erosion and severe water quality problems and destroy important habitat; i. Do not remove vegetation within 20 feet of the top of the creek bank. If the top of bank cannot be identified, do not cut within 50 feet of the centerline of the creek or as wide a buffer as possible between the creek centerline and the development; j. Do not trim/prune branches that are larger than 4 inches in diameter; k. Do not remove tree canopy; l. Do not dump cut vegetation in the creek; m. Do not cut tall shrubbery to less than 3 feet high; and n. Do not cut short vegetation (e.g., grasses, ground-cover) to less than 6 inches high.				
Impact HYD-4: The Project would not result in substantial flooding on or off-site. (Criterion d) (Less than Significant with SCAs)	SCA HYD-3: Drainage Plan for Post-Construction Stormwater Runoff on Hillside Properties (<i>See under Impact HYD-1</i>) SCA HYD-4: Site Design Measures to Reduce Stormwater Runoff (<i>See under Impact HYD-1</i>) SCA HYD-5: Source Control Measures to Limit Stormwater Pollution (<i>See under Impact HYD-1</i>) SCA HYD-6: NPDES C.3 Stormwater Requirements for Regulated Projects (<i>See under Impact HYD-1</i>) SCA BIO-3: Creek Protection Plan (<i>See under Impact BIO-2</i>) No Mitigation Measure Required				

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.8 Hydrology and Water Quality (cont.)					
Impact HYD-5: The Project would not create or contribute substantial runoff which would exceed the capacity of existing or planned stormwater drainage systems or would be an additional source of polluted runoff. (Criteria e and f) (Less than Significant with SCAs)	<p>SCA HYD-3: Drainage Plan for Post-Construction Stormwater Runoff on Hillside Properties (<i>See under Impact HYD-1</i>)</p> <p>SCA HYD-4: Site Design Measures to Reduce Stormwater Runoff (<i>See under Impact HYD-1</i>)</p> <p>SCA HYD-5: Source Control Measures to Limit Stormwater Pollution (<i>See under Impact HYD-1</i>)</p> <p>SCA HYD-6: NPDES C.3 Stormwater Requirements for Regulated Projects (<i>See under Impact HYD-1</i>)</p>				
Impact HYD-6: The Project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course, or increasing the rate or amount of flow, of a creek, river, or stream in a manner that would result in substantial erosion, siltation, or flooding, both on- or offsite. (Criterion letter "I") (Less Than Significant with SCAs)	<p><i>The proposed Project is not located within a Flood Zone. However, if revisions to the flood zone maps occur, including as a result of the creek restoration, this SCA shall apply.</i></p> <p>SCA HYD-9: Structures in a Flood Zone (#56). <i>Prior to approval of construction-related permit. The project shall be designed to ensure that new structures within a 100-year flood zone do not interfere with the flow of water or increase flooding. The project applicant shall submit plans and hydrological calculations for City review and approval with the construction-related drawings that show finished site grades and floor elevations elevated above the Base Flood Elevation (BFE).</i></p>	<p>Submit Project Design Plans and Hydrological Calculations:</p> <ul style="list-style-type: none"> Prior to issuance of any construction-related permit. <p>Verification:</p> <ul style="list-style-type: none"> Prior to final permit approval. 	<p>Master Developer and Each FDP Project Applicant:</p> <ul style="list-style-type: none"> Submit FDP plans and hydrological calculations that show that no new structures within a 100-year flood zone would interfere with water flow or increase flooding, and implement plans. 	<p>City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Bureau of Building – Zoning Inspections (for single lot developments):</p> <ul style="list-style-type: none"> Verify that the sponsor complies with the requirements of the SCA. Verify plans are implemented. 	
	<p>SCA HYD-1: Erosion and Sedimentation Control Plan for Construction (<i>See under Impact HYD-1</i>)</p> <p>SCA HYD-2: State Construction General Permit (<i>See under Impact HYD-1</i>)</p> <p>SCA HYD-3: Drainage Plan for Post-Construction Stormwater Runoff on Hillside Properties (<i>See under Impact HYD-1</i>)</p> <p>SCA HYD-4: Site Design Measures to Reduce Stormwater Runoff (<i>See under Impact HYD-1</i>)</p> <p>SCA HYD-5: Source Control Measures to Limit Stormwater Pollution (<i>See under Impact HYD-1</i>)</p>				

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.8 Hydrology and Water Quality (cont.)					
Impact HYD-6 (cont.)	SCA HYD-6: NPDES C.3 Stormwater Requirements for Regulated Projects <i>(See under Impact HYD-1)</i> SCA HYD-7: Architectural Copper <i>(See under Impact HYD-1)</i> SCA BIO-3: Creek Protection Plan <i>(See under Impact BIO-2)</i> SCA BIO-4: Creek Dewatering/Diversion <i>(See under Impact BIO-4)</i> No Mitigation Measure Required				
Impact HYD-7: The Project would not fundamentally conflict with the City of Oakland Creek Protection Ordinance (OMC Chapter 13.16) intended to protect hydrologic resources. (Criterion m) (Less than Significant with SCAs)	SCA BIO-3: Creek Protection Plan <i>(See under Impact BIO-2)</i>				
Impact HYD-8: The Project would not have a considerable contribution to any cumulative impacts related to hydrology and water quality, considering the combined effect of the Project and past, present, approved, pending, and reasonably foreseeable future projects in the relevant geographic area. (Less than Significant with SCAs)	SCA HYD-1: Erosion and Sedimentation Control Plan for Construction <i>(See under Impact HYD-1)</i> SCA HYD-2: State Construction General Permit <i>(See under Impact HYD-1)</i> SCA HYD-3: Drainage Plan for Post-Construction Stormwater Runoff on Hillside Properties <i>(See under Impact HYD-1)</i> SCA HYD-4: Site Design Measures to Reduce Stormwater Runoff <i>(See under Impact HYD-1)</i> SCA HYD-5: Source Control Measures to Limit Stormwater Pollution <i>(See under Impact HYD-1)</i> SCA HYD-6: NPDES C.3 Stormwater Requirements for Regulated Projects <i>(See under Impact HYD-1)</i> SCA HYD-7: Architectural Copper <i>(See under Impact HYD-1)</i>				

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.8 Hydrology and Water Quality (cont.)					
Impact HYD-8 (cont.)	<p>SCA HYD-8: Vegetation Management on Creekside Properties (<i>See under Impact HYD-3</i>)</p> <p>SCA BIO-3: Creek Protection Plan (<i>See under Impact BIO-2</i>)</p> <p>SCA BIO-4: Dewatering/Diversion (<i>See under Impact BIO-4</i>)</p> <p>SCA HAZ-1: Hazardous Materials Related to Construction (<i>See under Impact HAZ-1</i>)</p> <p>SCA HAZ-2: Site Contamination (<i>See under Impact HAZ-1</i>)</p> <p>SCA UTIL-6: Water Efficient Landscapes (WELO) (<i>See under Impact UTIL-3</i>)</p>				
4.10 Noise and Vibration					
<p>Impact NOI-1: Construction of the proposed Project would not result in substantial temporary or periodic increases in ambient noise or vibration levels in the Area above existing levels or in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. (Criteria a, b, and h) (Less than Significant with SCAs)</p>	<p>SCA NOI-1: Construction Days/Hours (#58).</p> <p><i>During construction.</i> The Project applicant shall comply with the following restrictions concerning construction days and hours:</p> <ol style="list-style-type: none"> Construction activities are limited to between 7:00 a.m. and 7:00 p.m. Monday through Friday, except that pier drilling and/or other extreme noise generating activities greater than 90 dBA shall be limited to between 8:00 a.m. and 4:00 p.m. Construction activities are limited to between 9:00 a.m. and 5:00 p.m. on Saturday. In residential zones and within 300 feet of a residential zone, construction activities are allowed from 9:00 a.m. to 5:00 p.m. only within the interior of the building with the doors and windows closed. No pier drilling or other extreme noise generating activities greater than 90 dBA are allowed on Saturday. No construction is allowed on Sunday or federal holidays. <p>Construction activities include, but are not limited to, truck idling, moving equipment (including trucks, elevators, etc.) or materials, deliveries, and construction meetings held on-site in a non-enclosed area.</p>	<p>Submit Source Control Measures in Project Plans:</p> <ul style="list-style-type: none"> Prior to issuance of any construction-related permit. <p>Implement Source Control Measures:</p> <ul style="list-style-type: none"> Ongoing, throughout all construction activities and project operations. 	<p>Master Developer and Each FDP Project Applicant:</p> <ul style="list-style-type: none"> Submit and implement project plans incorporating stormwater runoff source control measures. 	<p>City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Bureau of Building – Zoning Inspections (for single lot developments):</p> <ul style="list-style-type: none"> Verify that the applicant complies with the requirements of Provision C.3 of the NPDES permit. Verify incorporation of source control measures into approved project plans. Verify ongoing implementation or and compliance with approved source control measures. 	

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.10 Noise and Vibration (cont.)					
Impact NOI-1 (cont.)	Any construction activity proposed outside of the above days and hours for special activities (such as concrete pouring which may require more continuous amounts of time) shall be evaluated on a case-by-case basis by the City, with criteria including the urgency/emergency nature of the work, the proximity of residential or other sensitive uses, and a consideration of nearby residents'/occupants' preferences. The Project applicant shall notify property owners and occupants located within 300 feet at least 14 calendar days prior to construction activity proposed outside of the above days/hours. When submitting a request to the City to allow construction activity outside of the above days/hours, the Project applicant shall submit information concerning the type and duration of proposed construction activity and the draft public notice for City review and approval prior to distribution of the public notice.				
	<p>SCA NOI-2: Construction Noise (#59).</p> <p><i>During construction.</i> The Project applicant shall implement noise reduction measures to reduce noise impacts due to construction. Noise reduction measures include, but are not limited to, the following:</p> <ol style="list-style-type: none"> Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds) wherever feasible. Except as provided herein, impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used, if such jackets are commercially available, and this could achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than 	<p>Implementation:</p> <ul style="list-style-type: none"> Ongoing, throughout all construction activities. 	<p>Master Developer and Each FDP Project Applicant:</p> <ul style="list-style-type: none"> Require construction contractors limit standard construction activities. 	<p>City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Bureau of Building – Zoning Inspections (for single lot developments):</p> <ul style="list-style-type: none"> Verify construction activity noise is appropriately controlled. 	

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.10 Noise and Vibration (cont.)					
Impact NOI-1 (cont.)	<p>impact equipment, whenever such procedures are available and consistent with construction procedures.</p> <p>c. Applicant shall use temporary power poles instead of generators where feasible.</p> <p>d. Stationary noise sources shall be located as far from adjacent properties as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or use other measures as determined by the City to provide equivalent noise reduction.</p> <p>e. The noisiest phases of construction shall be limited to less than 10 days at a time. Exceptions may be allowed if the City determines an extension is necessary and all available noise reduction controls are implemented.</p>				
	<p>SCA NOI-3: Extreme Construction Noise (#60).</p> <p>a. Construction Noise Management Plan Required. <i>Prior to approval of construction-related permit.</i> Prior to any extreme noise generating construction activities (e.g., pier drilling, pile driving and other activities generating greater than 90dBA), the project applicant shall submit a Construction Noise Management Plan prepared by a qualified acoustical consultant for City review and approval that contains a set of site-specific noise attenuation measures to further reduce construction impacts associated with extreme noise generating activities. The project applicant shall implement the approved Plan during construction. Potential attenuation measures include, but are not limited to, the following:</p> <p>i. Erect temporary plywood noise barriers around the construction site, particularly along on sites adjacent to residential buildings;</p> <p>ii. Implement “quiet” pile driving technology (such as pre-drilling of piles, the use of more than one pile driver to shorten the total pile driving duration), where feasible, in consideration of geotechnical and structural requirements and conditions;</p>	<p>Submit Plan:</p> <ul style="list-style-type: none"> Prior to approval of any construction-related permit. <p>Conduct Work Pursuant to Approved Plan:</p> <ul style="list-style-type: none"> Ongoing, throughout all construction activities. 	<p>Master Developer and Each FDP Project Applicant:</p> <ul style="list-style-type: none"> Submit and implement a Construction Noise Management Plan prepared by a qualified acoustical consultant to address extreme noise generating activities. (Also see SCA NOI-4.) 	<p>City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Bureau of Building – Zoning Inspections (for single lot developments):</p> <ul style="list-style-type: none"> Review and approve Plan if required noise attenuation will be achieved. 	

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.10 Noise and Vibration (cont.)					
Impact NOI-1 (cont.)	<ul style="list-style-type: none"> iii. Utilize noise control blankets on the building structure as the building is erected to reduce noise emission from the site; iv. Evaluate the feasibility of noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings by the use of sound blankets for example and implement such measure if such measures are feasible and would noticeably reduce noise impacts; and v. Monitor the effectiveness of noise attenuation measures by taking noise measurements. 				
	<p>b. Public Notification Required. During construction. The project applicant shall notify property owners and occupants located within 300 feet of the construction activities at least 14 calendar days prior to commencing extreme noise generating activities. Prior to providing the notice, the project applicant shall submit to the City for review and approval the proposed type and duration of extreme noise generating activities and the proposed public notice. The public notice shall provide the estimated start and end dates of the extreme noise generating activities and describe noise attenuation measures to be implemented.</p>	<p>Conduct Work Pursuant to Approved Measures:</p> <ul style="list-style-type: none"> Ongoing, throughout all construction activities. 	<p>Master Developer and Each FDP Project Applicant:</p> <ul style="list-style-type: none"> Submit description of type and duration of extreme noise generating activities, noise attenuation measures, and the proposed public notice. Post public notice of extreme noise generating activities. 	<p>City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Bureau of Building – Zoning Inspections (for single lot developments):</p> <ul style="list-style-type: none"> Review and approve proposed noise attenuation measures and public notice. 	
	<p>SCA NOI-4: Project-Specific Construction Noise Reduction Measures (#61).</p> <p><i>Prior to approval of construction-related permit.</i> The project applicant shall submit a Construction Noise Management Plan prepared by a qualified acoustical consultant for City review and approval that contains a set of site-specific noise attenuation measures to further reduce construction noise impacts. The project applicant shall implement the approved Plan during construction.</p>	<p>Submit Plan:</p> <ul style="list-style-type: none"> Prior to approval of any construction-related permit. <p>Conduct Work Pursuant to Approved Plan:</p> <ul style="list-style-type: none"> Ongoing, throughout all construction activities. 	<p>Master Developer and Each FDP Project Applicant:</p> <ul style="list-style-type: none"> Submit and implement a Construction Noise Management Plan prepared by a qualified acoustical consultant (same as required for SCA NOI-3). 	<p>City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Bureau of Building – Zoning Inspections (for single lot developments):</p> <ul style="list-style-type: none"> Review and approve Plan if required noise attenuation will be achieved. Verify compliance with the Plan. 	

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.10 Noise and Vibration (cont.)					
Impact NOI-1 (cont.)	<p>SCA NOI-5: Construction Noise Complaints (#62).</p> <p><i>Prior to approval of construction-related permit.</i> The project applicant shall submit to the City for review and approval a set of procedures for responding to and tracking complaints received pertaining to construction noise, and shall implement the procedures during construction. At a minimum, the procedures shall include:</p> <ol style="list-style-type: none"> Designation of an on-site construction complaint and enforcement manager for the project; A large on-site sign near the public right-of-way containing permitted construction days/hours, complaint procedures, and phone numbers for the project complaint manager and City Code Enforcement unit; Protocols for receiving, responding to, and tracking received complaints; and Maintenance of a complaint log that records received complaints and how complaints were addressed, which shall be submitted to the City for review upon the City's request. 	<p>Submit Procedures:</p> <ul style="list-style-type: none"> Prior to approval of any construction-related permit. <p>Implementation:</p> <ul style="list-style-type: none"> Ongoing, throughout all construction activities. 	<p>Master Developer and Each FDP Project Applicant:</p> <ul style="list-style-type: none"> Submit and implement procedures for responding to and tracking construction noise complaints. Maintain log of complaints and actions taken. 	<p>City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Bureau of Building – Zoning Inspections (for single lot developments):</p> <ul style="list-style-type: none"> Review and approve construction noise complaints procedures. As needed, request complaint log for review. 	
	<p>SCA NOI-8: Exposure to Vibration (#65).</p> <p><i>Prior to approval of construction-related permit.</i> The project applicant shall submit a Vibration Reduction Plan prepared by a qualified acoustical consultant for City review and approval that contains vibration reduction measures to reduce groundborne vibration to acceptable levels per Federal Transit Administration (FTA) standards. The applicant shall implement the approved Plan during construction. Potential vibration reduction measures include, but are not limited to, the following:</p> <ol style="list-style-type: none"> Isolation of foundation and footings using resilient elements such as rubber bearing pads or springs, such as a "spring isolation" system that consists of resilient spring supports that can support the podium or residential foundations. The specific system shall be selected so that it can properly support the structural loads, and provide adequate filtering of groundborne vibration to the residences above. Trenching, which involves excavating soil between the railway and the project so that the vibration path is 	<p>Submit Plan:</p> <ul style="list-style-type: none"> Prior to approval of any construction-related permit. <p>Conduct Work Pursuant to Approved Plan:</p> <ul style="list-style-type: none"> Ongoing, throughout all construction activities. 	<p>Master Developer and Each FDP Project Applicant:</p> <ul style="list-style-type: none"> Submit and implement a Vibration Reduction Plan prepared by a qualified acoustical consultant. 	<p>City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Bureau of Building – Zoning Inspections (for single lot developments):</p> <ul style="list-style-type: none"> Review and approve Plan. Verify compliance with the Plan. 	

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.10 Noise and Vibration (cont.)					
Impact NOI-1 (cont.)	<p>c. interrupted, thereby reducing the vibration levels before they enter the project's structures. Since the reduction in vibration level is based on a ratio between trench depth and vibration wavelength, additional measurements shall be conducted to determine the vibration wavelengths affecting the project. Based on the resulting measurement findings, an adequate trench depth and, if required, suitable fill shall be identified (such as foamed styrene packing pellets [i.e., Styrofoam] or low-density polyethylene).</p>				
	<p>SCA NOI-9: Vibration Impacts on Adjacent Historic Structures or Vibration-Sensitive Activities (#66).</p> <p><i>Prior to construction.</i> The project applicant shall submit a Vibration Analysis prepared by an acoustical and/or structural engineer or other appropriate qualified professional for City review and approval that establishes pre-construction baseline conditions and threshold levels of vibration that could substantially interfere with activities located at the Project site and/or the historic Club Knoll building. The Vibration Analysis shall identify design means and methods of construction that shall be utilized in order to not exceed the thresholds. The applicant shall implement the recommendations during construction.</p>	<p>Submit Analysis:</p> <ul style="list-style-type: none"> Prior to approval of any construction-related permit. <p>Conduct Work Pursuant to Approved Analysis:</p> <ul style="list-style-type: none"> Ongoing, throughout all construction activities. 	<p>Master Developer and Each FDP Project Applicant:</p> <ul style="list-style-type: none"> Submit and implement Vibration Analysis prepared by appropriate qualified professional. 	<p>City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Bureau of Building – Zoning Inspections (for single lot developments):</p> <ul style="list-style-type: none"> Review and approve construction design means and methods identified in the Analysis. Verify compliance with construction design means and methods identified in the Analysis. 	
Impact NOI-2: The proposed Project would not increase operational noise levels in the project vicinity to levels in excess of standards established in the Oakland Noise Ordinance (Oakland Planning Code Section 17.120.050) regarding operational noise. (Criterion c) (Less than Significant with SCA)	<p>SCA NOI-7: Operational Noise (#64).</p> <p>Noise levels from the Project site after completion of the Project (i.e., during Project operation) shall comply with the performance standards of chapter 17.120 of the Oakland Planning Code and chapter 8.18 of the Oakland Municipal Code. If noise levels exceed these standards, the activity causing the noise shall be abated until appropriate noise reduction measures have been installed and compliance verified by the City.</p>	<p>Implementation:</p> <ul style="list-style-type: none"> Ongoing, throughout all construction activities. 	<p>Master Developer and Each FDP Project Applicant:</p> <ul style="list-style-type: none"> Ensure noise levels from the activity, property, or any mechanical equipment on site shall comply with the performance standards described in the SCA. 	<p>City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Bureau of Building – Zoning Inspections (for single lot developments):</p> <ul style="list-style-type: none"> If noise levels exceed performance standards, verify compliance after action is taken by project applicant to regain compliance as described in the SCA. 	

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.10 Noise and Vibration (cont.)					
Impact NOI-3: The proposed Project would not propose land uses in conflict with the land use compatibility guidelines of the Oakland General Plans. (Criterion f) (Less than Significant with SCA)	<p>SCA NOI-6: Exposure to Community Noise (#63).</p> <p><i>Prior to approval of construction-related permit.</i> The project applicant shall submit a Noise Reduction Plan prepared by a qualified acoustical engineer for City review and approval that contains noise reduction measures (e.g., sound-rated window, wall, and door assemblies) to achieve an acceptable interior noise level in accordance with the land use compatibility guidelines of the Noise Element of the Oakland General Plan. The applicant shall implement the approved Plan during construction. To the maximum extent practicable, interior noise levels shall not exceed the following:</p> <ol style="list-style-type: none"> 45 dBA: Residential activities, civic activities, hotels 50 dBA: Administrative offices; group assembly activities 55 dBA: Commercial activities 65 dBA: Industrial activities 	<p>Submit Plan:</p> <ul style="list-style-type: none"> Prior to approval of any construction-related permit. <p>Conduct Work Pursuant to Approved Plan:</p> <ul style="list-style-type: none"> Ongoing, throughout all construction activities. 	<p>Master Developer and Each FDP Project Applicant:</p> <ul style="list-style-type: none"> Submit and implement a Noise Reduction Plan prepared by a qualified acoustical consultant. Ensure acceptable interior noise level comply with the performance standards described in the SCA. 	<p>City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Bureau of Building – Zoning Inspections (for single lot developments):</p> <ul style="list-style-type: none"> Review and approve Plan. Verify compliance with the Plan. 	
Impact NOI-4: The proposed Project would not expose persons to interior Ldn or CNEL greater than 45 dBA for residential dwellings to noise levels in excess of standards established in the Oakland Noise Ordinance and Planning Code or the California Noise Insulation Standards. (Criterion e) (Less than Significant with SCAs)	SCA NOI-6: Exposure to Community Noise (<i>See under Impact NOI-3</i>)				

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.10 Noise and Vibration (cont.)					
Impact NOI-6: Traffic generated by the proposed Project, in combination with traffic from past, present, existing, approved, pending and reasonably foreseeable future projects, would not substantially increase ambient noise levels in the Project Area; and construction and operational noise levels from the Project combined with noise levels from past, present, existing, approved, pending and reasonably foreseeable future projects, could increase ambient noise, but to less than significant levels. (Less than Significant with SCAs)	SCA NOI-1: Construction Days/Hours (<i>See under Impact NOI-1</i>) SCA NOI-2: Construction Noise (<i>See under Impact NOI-1</i>) SCA NOI-3: Extreme Construction Noise (<i>See under Impact NOI-1</i>) SCA NOI-4: Project-Specific Construction Noise Reduction Measures (<i>See under Impact NOI-1</i>) SCA NOI-5: Construction Noise Complaints (<i>See under Impact NOI-1</i>) SCA NOI-6: Exposure to Community Noise (<i>See under Impact NOI-3</i>) SCA NOI-7: Operational Noise (<i>See under Impact NOI-2</i>) SCA NOI-8: Exposure to Vibration (<i>See under Impact NOI-1</i>) SCA NOI-9: Vibration Impacts on Adjacent Historic Structures or Vibration-Sensitive Activities (<i>See under Impact NOI-1</i>)				
Impact NOI-7: The proposed Project would not have stationary noise sources (such as rooftop mechanical equipment and back-up generators) that, in combination with traffic generated by the proposed Project; and from past, present, existing, approved, pending and reasonably foreseeable future projects would result in a significant cumulative impact. (Criterion d, cumulative, combined sources) (Less than Significant with SCAs)	SCA NOI-6: Exposure to Community Noise (<i>See under Impact NOI-3</i>) SCA NOI-7: Operational Noise (<i>See under Impact NOI-2</i>)				

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.12 Public Services and Recreation					
Impact PSR-1: The proposed Project would result in an increase in demand for fire protection and emergency medical response services that would not require new or physically altered fire protection facilities in order to maintain acceptable performance objectives. (Criterion a.1) (Less than Significant with SCAs)	SCA PSR-1: Compliance with Other Requirements (#3). The project applicant shall comply with all other applicable federal, state, regional, and local laws/codes, requirements, regulations, and guidelines, including but not limited to those imposed by the City's Bureau of Building, Fire Marshal, and Public Works Department. Compliance with other applicable requirements may require changes to the approved use and/or plans. These changes shall be processed in accordance with the procedures contained in Condition #4.	Implementation: <ul style="list-style-type: none"> Prior to approval of any construction-related permit. 	Master Developer and Each FDP Project Applicant: <ul style="list-style-type: none"> Comply with all other applicable federal, state, regional and/or local laws/codes, requirements, regulations, and guidelines, including but not limited to those imposed by the City. 	City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Bureau of Building – Zoning Inspections (for single lot developments); Oakland Fire Department; Oakland Public Works Agency: <ul style="list-style-type: none"> Confirm compliance with all applicable codes, regulations, requirements, and guidelines. Process any changes to requirements, regulations, and guidelines in accordance with Oakland SCA #4 Minor and Major <i>Changes</i> except as otherwise provided in a Development Agreement. 	
	SCA HAZ-4: Fire Safety Plan (<i>See under Impact HAZ-1</i>) SCA HAZ-5: Wildfire Prevention Area – Vegetation Management (<i>See under Impact HAZ-8</i>)				
Impact PSR-5: The proposed Project would include new recreational facilities; however, the construction and long-term use of these facilities would not have an adverse physical effect on the environment. (Criterion c) (Less than Significant with SCAs)	SCA AIR-1: Construction-Related Air Pollution Controls (Dust and Equipment Emissions) (<i>See under Impact AIR-1</i>) SCA BIO-1: Tree Removal during Breeding Bird Season (<i>See under Impact BIO-1</i>) SCA BIO-3: Creek Protection Plan (<i>See under Impact BIO-2</i>) SCA BIO-4: Dewatering/Diversion (<i>See under Impact BIO-4</i>) SCA CUL-2: Archaeological and Paleontological Resources – Discovery During Construction (<i>See under Impact CUL-3</i>)				

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.12 Public Services and Recreation (cont.)					
Impact PSR-5 (cont.)	<p>SCA CUL-3: Archaeologically Sensitive Areas – Pre-Construction Measures (<i>See under Impact CUL-5</i>)</p> <p>SCA GEO-3: Construction-Related Permit(s) (<i>See under Impact GEO-4</i>)</p> <p>SCA HYD-1: Erosion and Sedimentation Control Plan for Construction (<i>See under Impact HYD-1</i>)</p> <p>SCA HYD-2: State Construction General Permit (<i>See under Impact HYD-1</i>)</p> <p>SCA NOI-1: Construction Days/Hours (<i>See under Impact NOI-1</i>)</p> <p>SCA NOI-2: Construction Noise (<i>See under Impact NOI-1</i>)</p> <p>SCA NOI-4: Project-Specific Construction Noise Reduction Measures (<i>See under Impact NOI-1</i>)</p> <p>SCA NOI-5: Construction Noise Complaints (<i>See under Impact NOI-1</i>)</p> <p>SCA PSR-1: Compliance with Other Requirements (<i>See under Impact PSR-1</i>)</p> <p>SCA TRA-1: Construction Activity in the Public Right-of-Way (<i>See under Section 4.13, Transportation and Traffic - Consistency with Adopted Policies, Plans or Programs Supporting Alternative Transportation</i>)</p>				
Impact PSR-6: The proposed Project, in combination with other past, present, existing, approved, pending, and reasonably foreseeable future projects within and around the Project area, would not result in an adverse cumulative increase in demand for public services or recreational facilities. (Less than Significant with SCAs)	<p>SCA AIR-1: Construction-Related Air Pollution Controls (Dust and Equipment Emissions) (<i>See under Impact AIR-1</i>)</p> <p>SCA BIO-1: Tree Removal during Breeding Bird Season (<i>See under Impact BIO-1</i>)</p> <p>SCA BIO-3: Creek Protection Plan (<i>See under Impact BIO-2</i>)</p> <p>SCA BIO-4: Dewatering/Diversion (<i>See under Impact BIO-4</i>)</p> <p>SCA CUL-2: Archaeological and Paleontological Resources – Discovery During Construction (<i>See under Impact CUL-3</i>)</p>				

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.12 Public Services and Recreation (cont.)					
Impact PSR-6 (cont.)	<p>SCA CUL-3: Archaeologically Sensitive Areas – Pre-Construction Measures; Provision B: Construction ALERT Sheet (<i>See under Impact CUL-5</i>)</p> <p>SCA GEO-3: Construction-Related Permit(s) (<i>See under Impact GEO-4</i>)</p> <p>SCA HAZ-4: Fire Safety Plan (<i>See under Impact HAZ-1</i>)</p> <p>SCA HAZ-5: Wildfire Prevention Area – Vegetation Management (<i>See under Impact HAZ-8</i>)</p> <p>SCA HYD-1: Erosion and Sedimentation Control Plan for Construction (<i>See under Impact HYD-1</i>)</p> <p>SCA HYD-2: State Construction General Permit (<i>See under Impact HYD-1</i>)</p> <p>SCA NOI-1: Construction Days/Hours (<i>See under Impact NOI-1</i>)</p> <p>SCA NOI-2: Construction Noise (<i>See under Impact NOI-1</i>)</p> <p>SCA NOI-3: Extreme Construction Noise (<i>See under Impact NOI-1</i>)</p> <p>SCA NOI-4: Project-Specific Construction Noise Reduction Measures (<i>See under Impact NOI-1</i>)</p> <p>SCA NOI-5: Construction Noise Complaints (<i>See under Impact NOI-1</i>)</p> <p>SCA PSR-1: Compliance with Other Requirements (<i>See under Impact PSR-1</i>)</p> <p>SCA TRA-1 Construction Activity in the Public Right-of-Way (<i>See under Section 4.13, Transportation and Traffic - Consistency with Adopted Policies, Plans or Programs Supporting Alternative Transportation</i>)</p>				

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.13 Transportation and Traffic					
<p>Impact TRANS-1: Traffic generated by the Oak Knoll Project would add more than ten peak hour vehicle trips to a critical movement at the unsignalized I-580 Eastbound On Ramp/Seminary Avenue/Kuhnle Avenue (intersection #2) and after project completion, this intersection would continue to satisfy the MUTCD peak hour volume traffic signal warrant during the PM peak hour (Criterion f). This intersection operates at LOS E during the AM and PM peak hours, and meets the peak hour signal warrant during the PM peak hour under Existing conditions. (Significant and Unavoidable)</p>	<p>Mitigation Measure TRANS-1: Implement the following measures at the I-580 Eastbound On-Ramp/Seminary Avenue/Kuhnle Avenue intersection:</p> <ol style="list-style-type: none"> Signalize intersection providing actuated operations, with split phasing on all approaches to maximize the green time within each cycle for the southbound turning movements, and Coordinate the signal timing at this intersection with the adjacent intersection at I-580 Westbound Off-Ramp/Mountain Boulevard/Kuhnle Avenue (intersection #3, signalization proposed as part of Mitigation Measure TRANS-2). This intersection is under the jurisdiction of Caltrans so any equipment or facility upgrades must be approved by Caltrans prior to installation. <p>To implement this measure, the following shall be submitted to the City of Oakland's Transportation Services Division and Caltrans for review and approval:</p> <ul style="list-style-type: none"> Plans, Specifications, and Estimates (PS&E) to modify intersection. All elements shall be designed to City and Caltrans 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 Americans with Disabilities Act (ADA) standards (according to Federal and State Access Board guidelines) at the time of construction. Current City Standards call for the elements listed below: <ul style="list-style-type: none"> 2070L Type Controller with cabinet assembly GPS communications (clock) Accessible pedestrian crosswalks according to Federal and State Access Board guidelines with signals (audible and tactile) Countdown pedestrian head module switch out 	<p>Submit PS&E and Plans:</p> <ul style="list-style-type: none"> Prior to development trigger. <p>Development Trigger for Installation:</p> <ul style="list-style-type: none"> By approximately 35 percent of project buildout or 390 equivalent housing units (EHU), whichever occurs first. Alternatively, the City may implement this mitigation measure prior to the time the 35 percent buildout/390 EHU trigger occurs. In either case, the applicant and/or project developer/s shall provide funds (or confirm a funding mechanism) to support implementation. <p>Pay Fair Share Contribution or Confirm Funding Mechanism:</p> <ul style="list-style-type: none"> Prior to development trigger or as negotiated by the Development Agreement between the City and the Project sponsor. 	<p>Master Developer:</p> <ul style="list-style-type: none"> Submit PS&E and signal timing plans. Track Master Plan project buildout by percentage and EHU. Pay or confirm a funding mechanism to pay the City a fair share contribution to implement the specified improvements; or as negotiated by the Development Agreement between the City and the Project sponsor. 	<p>City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Oakland Transportation Services Division; Caltrans:</p> <ul style="list-style-type: none"> Review and approve PS&E and signal timing plans. Establish fair share amount and confirm receipt of funds or confirmed funding mechanism. 	

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.13 Transportation and Traffic (cont.)					
Impact TRANS-1 (cont.)	<ul style="list-style-type: none"> – City standard ADA wheelchair ramps – Video detection on existing (or new, if required) – Mast arm poles, full actuation (where applicable) – Polara push buttons (full actuation) – Bicycle detection (full actuation) – Pull boxes – Signal interconnect and communication with trenching (where applicable), or through (E) conduit (where applicable)- 600 feet maximum – Conduit replacement contingency – Fiber Switch – PTZ Camera (where applicable) – Transit Signal Priority (TSP) equipment consistent with other signals along corridor • Signal timing plans for the signals in the coordination group <p>These improvements are not currently included in any TIF program. The project applicant would pay the City for a fair share contribution to these improvements. Payment of its fair share would mitigate the project's contribution to the cumulative impact.</p>				

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.13 Transportation and Traffic (cont.)					
<p>Impact TRANS-2: Traffic generated by the Oak Knoll Project would add more than ten peak hour vehicle trips to a critical movement at the unsignalized I-580 Westbound Off Ramp/Mountain Boulevard/Kuhnle Avenue (intersection #3) and after project completion, this intersection would continue to satisfy the MUTCD peak hour volume traffic signal warrant during the PM peak hour (Criterion f). This intersection operates at LOS F during the AM and PM peaks, and meets the peak hour signal warrant during the PM peak hour under Existing conditions. (Significant and Unavoidable)</p>	<p>Mitigation Measure TRANS-2: Implement the following measures at the I-580 Westbound Off-Ramp/Mountain Boulevard/Kuhnle Avenue intersection:</p> <ol style="list-style-type: none"> Signalize intersection providing actuated operations, with split phasing on the east-west approaches (Mountain Boulevard/I-580 Westbound Off-Ramp) and permitted phasing on north-south (Kuhnle Avenue), and Coordinate the signal timing at this intersection with the adjacent intersection at I-580 Eastbound On-Ramp/Seminary Avenue/Kuhnle Avenue (intersection #2, signalization proposed as part of Mitigation Measure TRANS-2). This intersection is under the jurisdiction of Caltrans so any equipment or facility upgrades must be approved by Caltrans prior to installation. <p>To implement this measure, the following shall be submitted to the City of Oakland's Transportation Services Division and Caltrans for review and approval:</p> <ul style="list-style-type: none"> PS&E to modify intersection as detailed in Mitigation Measure TRANS-1 Signal timing plans for the signals in the coordination group <p>This improvement is included in the Southeast Oakland Area TIF Program. Upon acceptance by the City, the applicant shall:</p> <ul style="list-style-type: none"> Pay the applicable Southeast Oakland TIF fee, or Install the improvements and obtain a credit against its applicable TIF obligations and/or obtain reimbursement from monies collected under the Southeast Oakland TIF program for the amount the installation cost exceeds its TIF obligations; or Some combination of the above two mitigation methods. 	<p>Submit PS&E and Plans:</p> <ul style="list-style-type: none"> Prior to development trigger. <p>Development Trigger for Installation:</p> <ul style="list-style-type: none"> Implementation shall occur by approximately 85 percent of project buildout or 940 equivalent housing units (EHU), whichever occurs first. Alternatively, the developer may implement this mitigation measure prior to the time the 85 percent buildout/940 EHU trigger occurs. In either case, the applicant and/or project developer/s shall provide funds or confirm a funding mechanism to support implementation, per the mitigation measure. <p>Pay TIF Obligation and/or Install Improvement:</p> <ul style="list-style-type: none"> Prior to development trigger. 	<p>Master Developer:</p> <ul style="list-style-type: none"> Submit PS&E and signal timing plans. Track Master Plan project buildout by percentage and EHU. Pay the applicable Southeast Oakland TIF fee, or as negotiated by the Development Agreement between the City and the Project sponsor; and/or Install the improvements and/or obtain a credit against its applicable TIF obligation and/or obtain reimbursement, per the mitigation measure. 	<p>City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Oakland Transportation Services Division; Caltrans:</p> <ul style="list-style-type: none"> Review and approve PS&E and signal timing plans. Verify receipt of TIF obligation and/or proper installation of improvement. Issue credit or reimbursement for improvement installation costs, less the TIF obligation. 	

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.13 Transportation and Traffic (cont.)					
<p>Impact TRANS-3: Traffic generated by the Oak Knoll Project would add more than ten peak hour vehicle trips to a critical movement at the unsignalized I-580 Eastbound Off Ramp/Fontaine Street /Keller Avenue (intersection #12) which would meet the peak hour signal warrant (Criterion f) during the AM and PM peak hours under Existing Plus Project conditions. (Significant and Unavoidable)</p>	<p>Mitigation Measure TRANS-3: Implement the following measures at the I-580 Eastbound Off-Ramp/Fontaine Street/Keller Avenue intersection:</p> <ol style="list-style-type: none"> Restripe westbound Keller Avenue approach to provide one left-turn lane and one shared through/right-turn lane, Signalize intersection providing actuated operations, with protected left-turn phasing on the westbound Keller Avenue approach, and Coordinate the signal timing at this intersection with the adjacent intersection at Mountain Boulevard/Keller Avenue (intersection #13, signalization proposed as part of Mitigation Measure TRANS-4) and I-580 Westbound Off-Ramp/Mountain Boulevard/Shone Avenue (intersection #16, signalization proposed as part of Mitigation Measure TRANS-5). This intersection is under the jurisdiction of Caltrans so any equipment or facility upgrades must be approved by Caltrans prior to installation. <p>To implement this measure, the following shall be submitted to the City of Oakland's Transportation Services Division and Caltrans for review and approval:</p> <ul style="list-style-type: none"> PS&E to modify intersection as detailed in Mitigation Measure TRANS-1 Signal timing plans for the signals in the coordination group <p>This improvement is included in the Southeast Oakland Area TIF Program. Upon acceptance by the City, the applicant shall:</p> <ul style="list-style-type: none"> Pay the applicable Southeast Oakland TIF fee, or Install the improvements and obtain a credit against its applicable TIF obligations and/or obtain reimbursement from monies collected under the Southeast Oakland TIF program for the amount the installation cost exceeds its TIF obligations; or Some combination of the above two mitigation methods. 	<p>Submit PS&E and Plans:</p> <ul style="list-style-type: none"> Prior to development trigger. <p>Development Trigger for Installation:</p> <ul style="list-style-type: none"> Implementation shall occur by approximately 25 percent of project buildout or 280 equivalent housing units (EHU), whichever occurs first. Alternatively, the developer may implement this mitigation measure prior to the time the 25 percent buildout/280 EHU trigger occurs. In either case, the applicant and/or project developer/s shall provide funds or confirm a funding mechanism to support implementation, per this mitigation measure. <p>Pay TIF Obligation and/or Install Improvement:</p> <ul style="list-style-type: none"> Prior to development trigger. 	<p>Master Developer:</p> <ul style="list-style-type: none"> Submit PS&E and signal timing plans. Track Master Plan project buildout by percentage and EHU. Pay the applicable Southeast Oakland TIF fee; and/or Install the improvements and/or obtain a credit against its applicable TIF obligations and/or obtain reimbursement, per the mitigation measure; or as negotiated by the Development Agreement between the City and the Project sponsor. 	<p>City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Oakland Transportation Services Division; Caltrans:</p> <ul style="list-style-type: none"> Review and approve PS&E and signal timing plans. Verify receipt of TIF obligation and/or proper installation of improvement. Issue credit or reimbursement for improvement installation costs, less the TIF obligation. 	

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.13 Transportation and Traffic (cont.)					
<p>Impact TRANS-4: Traffic generated by the Oak Knoll Project would add more than ten peak hour vehicle trips to a critical movement at the unsignalized Mountain Boulevard/Keller Avenue (intersection #13) and after project completion, this intersection would continue to satisfy the MUTCD peak hour volume traffic signal warrant during the AM and PM peak hours (Criterion f). This intersection meets the peak hour signal warrant during the AM and PM peak hours under Existing conditions. (Potentially Significant)</p>	<p>Mitigation Measure TRANS-4: Implement the following measures at the Mountain Boulevard/Keller Avenue intersection:</p> <ol style="list-style-type: none"> Restripe eastbound Keller Avenue approach to provide one shared left-turn/through lane and one shared through/right-turn lane, Restripe westbound Keller Avenue approach to provide one shared left-turn/through lane and one right-turn lane, Restripe southbound Mountain Boulevard Avenue approach to provide one left-turn lane and one right-turn lane, Signalize intersection providing actuated operations, with split phasing on the east-west approaches (Keller Avenue) and permitted phasing on north-south (Mountain Boulevard) approaches, and Coordinate the signal timing at this intersection with the adjacent intersections at I-580 Eastbound Off-Ramp/Fontaine Street/Keller Avenue (intersection #12, signalization proposed as part of Mitigation Measure TRANS-3) and I-580 Westbound Off-Ramp/Mountain Boulevard/Shone Avenue (intersection #16, signalization proposed as part of Mitigation Measure TRANS-5). <p>To implement this measure, the following shall be submitted to the City of Oakland's Transportation Services Division and Caltrans for review and approval:</p> <ul style="list-style-type: none"> PS&E to modify intersection as detailed in Mitigation Measure TRANS-1 Signal timing plans for the signals in the coordination <p>This improvement is included in the Southeast Oakland Area TIF Program. Upon acceptance by the City, the applicant shall:</p> <ul style="list-style-type: none"> Pay the applicable Southeast Oakland TIF fee, or 	<p>Submit PS&E and Plans:</p> <ul style="list-style-type: none"> Prior to development trigger. <p>Development Trigger for Installation:</p> <ul style="list-style-type: none"> Implementation shall occur by approximately 5 percent of project buildout or 60 equivalent housing units (EHU), whichever occurs first. Alternatively, the developer may implement this mitigation measure prior to the time the 5 percent buildout/60 EHU trigger occurs. In either case, the applicant and/or project developer/s shall provide funds or confirm a funding mechanism to support implementation, per this mitigation measure. <p>Pay TIF Obligation and/or Install Improvement:</p> <ul style="list-style-type: none"> Prior to development trigger. 	<p>Master Developer:</p> <ul style="list-style-type: none"> Submit PS&E and signal timing plans. Track Master Plan project buildout by percentage and EHU. Pay the applicable Southeast Oakland TIF fee, or as negotiated by the Development Agreement between the City and the Project sponsor; and/or Install the improvements and/or obtain a credit against its applicable TIF obligations and/or obtain reimbursement, per the mitigation measure. 	<p>City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Oakland Transportation Services Division; Caltrans:</p> <ul style="list-style-type: none"> Review and approve PS&E and signal timing plans. Verify receipt of TIF obligation and/or proper installation of improvement. Issue credit or reimbursement for improvement installation costs, less the TIF obligation. 	

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.13 Transportation and Traffic (cont.)					
Impact TRANS-4 (cont.)	<ul style="list-style-type: none"> Install the improvements and obtain a credit against its applicable TIF obligations and/or obtain reimbursement from monies collected under the Southeast Oakland TIF program for the amount the installation cost exceeds its TIF obligations; or Some combination of the above two mitigation methods. 				
Impact TRANS-5: Traffic generated by the Oak Knoll Project would add more than ten peak hour vehicle trips to a critical movement at the unsignalized I-580 Westbound Off Ramp/Mountain Boulevard/Shone Avenue (intersection #16) which would meet the peak hour signal warrant (Criterion f) during the AM and PM peak hours under Existing Plus Project conditions. (Significant and Unavoidable)	<p>Mitigation Measure TRANS-5: Implement the following measures at the I-580 Westbound Off-Ramp/Mountain Boulevard/Shone Avenue intersection:</p> <ol style="list-style-type: none"> Restripe the I-580 westbound off-ramp approach to provide one left-turn lane and one shared left-turn/right-turn lane and re-stripe Mountain Boulevard to provide two receiving lanes, Signalize intersection providing actuated operations, with split phasing on the east-west approaches (I-580 Westbound Off-Ramp/Shone Avenue) and permitted phasing on north-south (Mountain Boulevard) approaches, and Coordinate the signal timing at this intersection with the adjacent intersections at I-580 Eastbound Off-Ramp/Fontaine Street/Keller Avenue (intersection #12, signalization proposed as part of Mitigation Measure TRANS-3) and Mountain Boulevard/Keller Avenue (intersection #13, signalization proposed as part of Mitigation Measure TRANS-4). This intersection is under the jurisdiction of Caltrans so any equipment or facility upgrades must be approved by Caltrans prior to installation. <p>To implement this measure, the following shall be submitted to the City of Oakland's Transportation Services Division and Caltrans for review and approval:</p> <ul style="list-style-type: none"> PS&E to modify intersection as detailed in Mitigation Measure TRANS-1 Signal timing plans for the signals in the coordination 	<p>Submit PS&E and Plans:</p> <ul style="list-style-type: none"> Prior to development trigger. <p>Development Trigger for Installation:</p> <ul style="list-style-type: none"> Implementation shall occur by approximately 45 percent of project buildout or 500 equivalent housing units (EHU), whichever occurs first. Alternatively, the developer may implement this mitigation measure prior to the time the 45 percent buildout/500 EHU trigger occurs. In either case, the applicant and/or project developer/s shall provide funds or confirm a funding mechanism to support implementation, per this mitigation measure. <p>Pay TIF Obligation and/or Install Improvement:</p> <ul style="list-style-type: none"> Prior to development trigger. 	<p>Master Developer:</p> <ul style="list-style-type: none"> Submit PS&E and signal timing plans. Track Master Plan project buildout by percentage and EHU. Pay the applicable Southeast Oakland TIF fee, or as negotiated by the Development Agreement between the City and the Project sponsor; and/or Install the improvements and/or obtain a credit against its applicable TIF obligations and/or obtain reimbursement, per the mitigation measure. 	<p>City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Oakland Transportation Services Division; Caltrans:</p> <ul style="list-style-type: none"> Review and approve PS&E and signal timing plans. Verify receipt of TIF obligation and/or proper installation of improvement. Issue credit or reimbursement for improvement installation costs, less the TIF obligation. 	

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.13 Transportation and Traffic (cont.)					
Impact TRANS-5 (cont.)	<p>This improvement is included in the Southeast Oakland Area TIF Program. Upon acceptance by the City, the applicant shall:</p> <ul style="list-style-type: none"> • Pay the applicable Southeast Oakland TIF fee, or • Install the improvements and obtain a credit against its applicable TIF obligations and/or obtain reimbursement from monies collected under the Southeast Oakland TIF program for the amount the installation cost exceeds its TIF obligations; or • Some combination of the above two mitigation methods. 				
<p>Impact TRANS-6: Traffic generated by the Oak Knoll Project would add more than ten peak hour vehicle trips to a critical movement at the unsignalized Mountain Boulevard/Golf Links Road (intersection #40) which would meet the peak hour signal warrant (Criterion f) during the AM peak hour under Existing Plus Project conditions. (Significant and Unavoidable)</p>	<p>Mitigation Measure TRANS-6: Implement the following measures at the Mountain Boulevard/Golf Links Road intersection:</p> <ol style="list-style-type: none"> Restripe the eastbound Golf Links Road approach to provide one left-turn lane and one shared left-turn/through/right-turn lane, and restripe Mountain Boulevard to provide two receiving lanes for a minimum of 100 feet, Signalize intersection providing actuated operations, with split phasing on the east-west approaches (Golf Links Road) and permitted phasing on north-south (Mountain Boulevard/Oakland Zoo Entrance) approaches, and Coordinate the signal timing at this intersection with the adjacent intersections at Golf Links Road/I-580 Eastbound Off-Ramp/98th (#38) and Golf Links Road/I-580 Westbound Ramps (#39) intersections. The Golf Links Road/I-580 ramp-terminal intersections are under the jurisdiction of Caltrans so any equipment or facility upgrades must be coordinated and approved by Caltrans prior to installation. <p>To implement this measure, the following shall be submitted to the City of Oakland's Transportation Services Division and Caltrans for review and approval:</p> <ul style="list-style-type: none"> • PS&E to modify intersection as detailed in Mitigation Measure TRANS-1 	<p>Submit PS&E and Plans:</p> <ul style="list-style-type: none"> • Prior to development trigger. <p>Development Trigger for Installation:</p> <ul style="list-style-type: none"> • Implementation shall occur by approximately 20 percent of project buildout or 230 equivalent housing units (EHU), whichever occurs first. • Alternatively, the developer may implement this mitigation measure prior to the time the 20 percent buildout/230 EHU trigger occurs. • In either case, the applicant and/or project developer/s shall provide funds or confirm a funding mechanism to support implementation, per this mitigation measure. <p>Pay TIF Obligation and/or Install Improvement:</p> <ul style="list-style-type: none"> • Prior to development trigger. 	<p>Master Developer:</p> <ul style="list-style-type: none"> • Submit PS&E and signal timing plans. • Track Master Plan project buildout by percentage and EHU. • Pay the applicable Southeast Oakland TIF fee, or as negotiated by the Development Agreement between the City and the Project sponsor; and/or • Install the improvements and/or obtain a credit against its applicable TIF obligations and/or obtain reimbursement, per the mitigation measure. 	<p>City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Oakland Transportation Services Division; Caltrans:</p> <ul style="list-style-type: none"> • Review and approve PS&E and signal timing plans. • Verify receipt of TIF obligation and/or proper installation of improvement. • Issue credit or reimbursement for improvement installation costs, less the TIF obligation. 	

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.13 Transportation and Traffic (cont.)					
Impact TRANS-6 (cont.)	<ul style="list-style-type: none"> Signal timing plans for the signals in the coordination <p>This improvement is included in the Southeast Oakland Area TIF Program. In the absence of any applicable Southeast Oakland TIF for this improvement, the applicant shall install the improvements and may seek any applicable credits against its Citywide TIF obligations and/or reimbursement from monies collected under the Citywide TIF program for the amount the installation cost exceeds its Citywide TIF obligations or fair share contribution.</p>				
Impact TRANS-8: Traffic generated by the Oak Knoll Project would add more than ten peak hour vehicle trips to a critical movement at the unsignalized I-580 Eastbound On Ramp/ Seminary Avenue/Kuhnle Avenue (intersection #2) and after project completion this intersection would continue to satisfy the MUTCD peak hour volume traffic signal warrant during the AM and PM peak hours (Criterion f) under 2040 Plus Project conditions. (Significant and Unavoidable)	Mitigation Measure TRANS-8: Implement Mitigation Measure TRANS-1.		Same as Mitigation Measures TRANS-1.		
Impact TRANS-9: Traffic generated by the Oak Knoll Project would add more than ten peak hour vehicle trips to a critical movement at the unsignalized I-580 Westbound Off Ramp/ Mountain Boulevard/Kuhnle Avenue (intersection #3) and after project completion, this intersection would continue to satisfy	Mitigation Measure TRANS-9: Implement Mitigation Measure TRANS-2.		Same as Mitigation Measures TRANS-2.		

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.13 Transportation and Traffic (cont.)					
the MUTCD peak hour volume traffic signal warrant during the AM and PM peak hours (Criterion f) under 2040 Plus Project conditions. (Significant and Unavoidable)					
Impact TRANS-10: Traffic generated by the Oak Knoll Project would add more than ten peak hour vehicle trips to a critical movement at the unsignalized I-580 Eastbound Off Ramp/ Fontaine Street /Keller Avenue (intersection #12) which would meet the peak hour signal warrant (Criterion f) during the AM and PM peak hours under 2040 Plus Project conditions. (Significant and Unavoidable)	Mitigation Measure TRANS-10: Implement Mitigation Measure TRANS-3.		Same as Mitigation Measures TRANS-3.		
Impact TRANS-11: Traffic generated by the Oak Knoll Project would add more than ten peak hour vehicle trips to a critical movement at the unsignalized Mountain Boulevard/Keller Avenue (intersection #13) and after project completion, this intersection would continue to satisfy the MUTCD peak hour volume traffic signal warrant during the AM and PM peak hours (Criterion f) under 2040 Plus Project conditions. (Less than Significant after Mitigation)	Mitigation Measure TRANS-11: Implement Mitigation Measure TRANS-4.		Same as Mitigation Measures TRANS-4.		

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.13 Transportation and Traffic (cont.)					
Impact TRANS-12: Traffic generated by the Oak Knoll Project would add more than ten peak hour vehicle trips to a critical movement at the unsignalized I-580 Westbound Off Ramp/ Mountain Boulevard/Shone Avenue (intersection #16) which would meet the peak hour signal warrant (Criterion f) during the AM and PM peak hours under 2040 Plus Project conditions. (Significant and Unavoidable)	Mitigation Measure TRANS-12: Implement Mitigation Measure TRANS-5.		Same as Mitigation Measures TRANS-5.		
Impact TRANS-14: Traffic generated by the Oak Knoll Project would increase the average intersection delay and degrade the LOS from LOS C to LOS E (Criterion a) at the signalized Golf Links Road/I-580 Eastbound Off-Ramp/98th Avenue (Intersection #38), during the PM peak hour. (Significant and Unavoidable)	<p>Mitigation Measure TRANS-14: Implement the following measures at the Golf Links Road/I-580 Eastbound Off-Ramp/98th Avenue intersection:</p> <ul style="list-style-type: none"> a) Extend the shared through/right-turn lane on the I-580 eastbound off-ramp to provide a minimum 450 feet of storage length, and b) Reconfigure Golf Links Road between the I-580 eastbound off-ramp and the I-580 westbound ramps to provide two left-turn lanes and one through lane along eastbound Golf Links Road and one left-turn lane and one shared left-turn/ through lane along westbound Golf Links Road. <p>These improvements are not currently included in any TIF program. The project applicant would pay the City for a fair share contribution to these improvements. Payment of its fair share would mitigate the project's contribution to the cumulative impact.</p>	<p>Submit PS&E and Plans:</p> <ul style="list-style-type: none"> Prior to development trigger. <p>Development Trigger for Installation:</p> <ul style="list-style-type: none"> Implementation shall occur by approximately 95 percent of project buildout or 1,050 equivalent housing units (EHU), whichever occurs first. Alternatively, the developer may implement this mitigation measure prior to the time the 95 percent buildout/1,050 EHU trigger occurs. In either case, the applicant and/or project developer/s shall provide funds or confirm a funding mechanism to support implementation, per this mitigation measure. <p>Pay Fair Share Contribution:</p> <ul style="list-style-type: none"> Prior to development trigger. 	<p>Master Developer:</p> <ul style="list-style-type: none"> Submit PS&E and signal timing plans. Track Master Plan project buildout by percentage and EHU. Pay or confirm a funding mechanism to pay the City a fair share contribution to implement the specified improvements; or as negotiated by the Development Agreement between the City and the Project sponsor. 	<p>City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Oakland Transportation Services Division; Caltrans:</p> <ul style="list-style-type: none"> Review and approve PS&E and signal timing plans. Establish fair share amount and confirm receipt of funds or confirmed funding mechanism. 	

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.13 Transportation and Traffic (cont.)					
<p>Impact TRANS-15: Traffic generated by the Oak Knoll Project would add more than ten peak hour vehicle trips to a critical movement at the unsignalized Mountain Boulevard/Golf Links Road (intersection #40) which would meet the peak hour signal warrant (Criterion f) during the AM and PM peak hours under 2040 Plus Project conditions. (Significant and Unavoidable)</p>	<p>Mitigation Measure TRANS-15: Implement Mitigation Measure TRANS-6 and the following measure:</p> <p>a) Widen I-580 westbound off-ramp to provide one shared left-turn/through lane and two right-turn lanes (minimum 300 feet of storage length) approaching the intersection.</p> <p>These improvements are not currently included in any TIF program. If, at the time the improvements are needed to mitigate the impact, signal warrants have been met, and Caltrans has approved the improvements to their facilities, then the project applicant shall fully fund and construct the improvements, and may seek reimbursement for the portion that is beyond their fair share contribution, from other potentially available funding sources.</p>	<p>Submit PS&E and Plans:</p> <ul style="list-style-type: none"> Prior to development trigger. <p>Development Trigger for Installation:</p> <ul style="list-style-type: none"> Implementation shall occur by approximately 20 percent of project buildout or 230 equivalent housing units (EHU), whichever occurs first. Alternatively, the developer may implement this mitigation measure prior to the time the 20 percent buildout/230 EHU trigger occurs. In either case, the applicant and/or project developer/s shall provide funds or confirm a funding mechanism to support implementation, per this mitigation measure. <p>Pay Improvement Cost:</p> <ul style="list-style-type: none"> Prior to development trigger. 	<p>Master Developer:</p> <ul style="list-style-type: none"> Submit PS&E and signal timing plans. Track Master Plan project buildout by percentage and EHU. Pay or confirm a funding mechanism to pay the City a fair share contribution to implement the specified improvements. Fully fund and construct the improvements, and seek reimbursement; or as negotiated by the Development Agreement between the City and the Project sponsor. 	<p>City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Oakland Transportation Services Division; Caltrans:</p> <ul style="list-style-type: none"> Review and approve PS&E and signal timing plans. Establish fair share amount and ensure reimbursement for amount beyond the fair share contribution paid. 	
<p>Consistency with Adopted Policies, Plans or Programs Supporting Alternative Transportation</p> <p>The proposed Project would not conflict with adopted City policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities.</p>	<p>SCA TRA-4: Transportation and Parking Demand Management (#71).</p> <p><i>The Project sponsor has prepared a Transportation and Parking Demand Management (TDM) Plan that is capable of achieving the required twenty percent (20 percent) vehicle traffic reduction (VTR) and reducing parking demand generated by the Project. The TDM Plan indicates the estimated VTR for each identified strategy based on published research or guidelines where feasible.</i></p> <p>a. Transportation and Parking Demand Management (TDM) Plan Required. Prior to approval of construction-related permit. The project applicant shall submit a Transportation and Parking Demand Management (TDM) Plan for review and approval by the City.</p>	<p>Submit Approved Plan:</p> <ul style="list-style-type: none"> Prior to development of any construction-related permit. 	<p>Master Developer:</p> <ul style="list-style-type: none"> Submit TDM Plan, including a VTR strategy, and ongoing monitoring and enforcement program 	<p>City of Oakland, Bureau of Planning; Oakland Transportation Services Division:</p> <ul style="list-style-type: none"> Review and approve TDM Plan. 	<p>Draft TDM Plan submitted to City (as appendix to the SEIR), dated December 2016.</p>

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.13 Transportation and Traffic (cont.)					
Consistency with Adopted Policies, Plans or Programs Supporting Alternative Transportation (cont.)	<p>i. The goals of the TDM Plan shall be the following:</p> <ul style="list-style-type: none"> – Reduce vehicle traffic and parking demand generated by the project to the maximum extent practicable, consistent with the potential traffic and parking impacts of the project. – Achieve the following project vehicle trip reductions (VTR): <ul style="list-style-type: none"> ▪ Projects generating 50-99 net new a.m. or p.m. peak hour vehicle trips: 10 percent VTR ▪ Projects generating 100 or more net new a.m. or p.m. peak hour vehicle trips: 20 percent VTR – Increase pedestrian, bicycle, transit, and carpool/vanpool modes of travel. All four modes of travel shall be considered, as appropriate. – Enhance the City's transportation system, consistent with City policies and programs. <p>ii. TDM strategies to consider include, but are not limited to, the following:</p> <ul style="list-style-type: none"> – Inclusion of additional long-term and short-term bicycle parking that meets the design standards set forth in chapter five of the Bicycle Master Plan and the Bicycle Parking Ordinance (chapter 17.117 of the Oakland Planning Code), and shower and locker facilities in commercial developments that exceed the requirement. – Construction of and/or access to bikeways per the Bicycle Master Plan; construction of priority bikeways, on-site signage and bike lane striping. – Installation of safety elements per the Pedestrian Master Plan (such as crosswalk striping, curb ramps, count down signals, bulb outs, etc.) to encourage convenient and safe crossing at arterials, in addition to safety elements required to address safety impacts of the project. 				

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.13 Transportation and Traffic (cont.)					
Consistency with Adopted Policies, Plans or Programs Supporting Alternative Transportation (cont.)	<ul style="list-style-type: none"> – Installation of amenities such as lighting, street trees, and trash receptacles per the Pedestrian Master Plan and any applicable streetscape plan. – Construction and development of transit stops/shelters, pedestrian access, way finding signage, and lighting around transit stops per transit agency plans or negotiated improvements. – Direct on-site sales of transit passes purchased and sold at a bulk group rate (through programs such as AC Transit Easy Pass or a similar program through another transit agency). – Provision of a transit subsidy to employees or residents, determined by the project applicant and subject to review by the City, if employees or residents use transit or commute by other alternative modes. – Provision of an ongoing contribution to transit service to the area between the project and nearest mass transit station prioritized as follows: 1) Contribution to AC Transit bus service; 2) Contribution to an existing area shuttle service; and 3) Establishment of new shuttle service. The amount of contribution (for any of the above scenarios) would be based upon the cost of establishing new shuttle service (Scenario 3). – Guaranteed ride home program for employees, either through 511.org or through separate program. – Pre-tax commuter benefits (commuter checks) for employees. – Free designated parking spaces for on-site car-sharing program (such as City Car Share, Zip Car, etc.) and/or car-share membership for employees or tenants. 				

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.13 Transportation and Traffic (cont.)					
Consistency with Adopted Policies, Plans or Programs Supporting Alternative Transportation (cont.)	<ul style="list-style-type: none"> On-site carpooling and/or vanpool program that includes preferential (discounted or free) parking for carpools and vanpools. Distribution of information concerning alternative transportation options. Parking spaces sold/leased separately for residential units. Charge employees for parking, or provide a cash incentive or transit pass alternative to a free parking space in commercial properties. Parking management strategies including attendant/valet parking and shared parking spaces. Requiring tenants to provide opportunities and the ability to work off-site. Allow employees or residents to adjust their work schedule in order to complete the basic work requirement of five eight-hour workdays by adjusting their schedule to reduce vehicle trips to the worksite (e.g., working four, ten-hour days; allowing employees to work from home two days per week). Provide or require tenants to provide employees with staggered work hours involving a shift in the set work hours of all employees at the workplace or flexible work hours involving individually determined work hours. <p>The TDM Plan shall indicate the estimated VTR for each strategy, based on published research or guidelines where feasible. For TDM Plans containing ongoing operational VTR strategies, the Plan shall include an ongoing monitoring and enforcement program to ensure the Plan is implemented on an ongoing basis during project operation. If an annual compliance report is required, as explained below, the TDM Plan shall also specify the topics to be addressed in the annual report.</p>				

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.13 Transportation and Traffic (cont.)					
Consistency with Adopted Policies, Plans or Programs Supporting Alternative Transportation (cont.)	b. TDM Implementation – Physical Improvements. <i>Prior to building permit final.</i> For VTR strategies involving physical improvements, the project applicant shall obtain the necessary permits/approvals from the City and install the improvements prior to the completion of the project.	Implement Physical Improvements: <ul style="list-style-type: none"> Prior to the building permit final. 	Master Developer: <ul style="list-style-type: none"> Obtain the necessary City permits/approvals and install the improvements per the TDM. 	City of Oakland, Bureau of Planning; Oakland Transportation Services Division: <ul style="list-style-type: none"> Ensure the applicant obtains necessary permits/approvals; Confirm installation of any improvements. 	
	c. TDM Implementation – Operational Strategies. Ongoing. For projects that generate 100 or more net new a.m. or p.m. peak hour vehicle trips and contain ongoing operational VTR strategies, the project applicant shall submit an annual compliance report for the first five years following completion of the project (or completion of each phase for phased projects) for review and approval by the City. The annual report shall document the status and effectiveness of the TDM program, including the actual VTR achieved by the project during operation. If deemed necessary, the City may elect to have a peer review consultant, paid for by the project applicant, review the annual report. If timely reports are not submitted and/or the annual reports indicate that the project applicant has failed to implement the TDM Plan, the project will be considered in violation of the Conditions of Approval and the City may initiate enforcement action as provided for in these Conditions of Approval. The project shall not be considered in violation of this Condition if the TDM Plan is implemented but the VTR goal is not achieved.	Implement Operational Strategies: <ul style="list-style-type: none"> Ongoing, for the first five years following completion of the project (or completion of each phase). Submit Annual Compliance Reports <ul style="list-style-type: none"> Annually, for the first five years following completion of the project (or completion of each phase). 	Master Developer: <ul style="list-style-type: none"> Obtain the necessary City permits/approvals and install the improvements per the TDM. Conduct and submit annual compliance reports. If deemed necessary, pay for peer review consultant to review annual compliance reports. 	City of Oakland, Bureau of Planning; Oakland Transportation Services Division: <ul style="list-style-type: none"> Ensure the applicant obtains necessary permits/approvals; Review and approve annual compliance reports, which may be conducted by a peer review consultant, paid for by the project applicant, if deemed necessary. Initiate enforcement action if warranted based outcome of annual compliance reports 	

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.13 Transportation and Traffic (cont.)					
Consistency with Adopted Policies, Plans or Programs Supporting Alternative Transportation (cont.)	<p>SCA TRA-2: Bicycle Parking (#69).</p> <p><i>Prior to approval of construction-related permit.</i> The project applicant shall comply with the City of Oakland Bicycle Parking Requirements (chapter 17.118 of the Oakland Planning Code). The project drawings submitted for construction-related permits shall demonstrate compliance with the requirements.</p>	<p>Submit Plans:</p> <ul style="list-style-type: none"> Prior to approval of any construction-related permit. <p>Implementation:</p> <ul style="list-style-type: none"> Prior to building permit final, parking shall be installed. 	<p>Each FDP Project Applicant:</p> <ul style="list-style-type: none"> Submit project plans demonstrating compliance with the City's bicycle parking requirements. 	<p>City of Oakland, Bureau of Planning; Oakland Transportation Services Division:</p> <ul style="list-style-type: none"> Review and approve project plans for compliance with the City's bicycle parking requirements. Verify project compliance per the approved plan. 	
<p>Construction-Period Impacts</p> <p>There may be short-term temporary, adverse effects on the circulation system during construction of each project phase but these would not rise to the level of a significant impact due to their temporary nature.</p>	<p>SCA TRA-1: Construction Activity in the Public Right-of-Way (#68).</p> <p>a. Obstruction Permit Required. <i>Prior to approval of construction-related permit.</i> The project applicant shall obtain an obstruction permit from the City prior to placing any temporary construction-related obstruction in the public right-of-way, including City streets and sidewalks.</p>	<p>Obtain Approved Permit:</p> <ul style="list-style-type: none"> Prior to approval of any construction-related permit. <p>Physical Conditions Assessment:</p> <ul style="list-style-type: none"> Prior to building permit final. 	<p>Master Developer and Each FDP Project Applicant:</p> <ul style="list-style-type: none"> Obtain an obstruction permit to place any temporary construction-related obstruction in the public right-of-way. 	<p>City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit; Public Works Agency:</p> <ul style="list-style-type: none"> Review and approve obstruction permit application. 	
	<p>b. Traffic Control Plan Required. <i>Prior to approval of construction-related permit.</i> In the event of obstructions to vehicle or bicycle travel lanes, the project applicant shall submit a Traffic Control Plan to the City for review and approval prior to obtaining an obstruction permit. The project applicant shall submit evidence of City approval of the Traffic Control Plan with the application for an obstruction permit. The Traffic Control Plan shall contain a set of comprehensive traffic control measures for auto, transit, bicycle, and pedestrian detours, including detour signs if required, lane closure procedures, signs, cones for drivers, and designated construction access routes. The project applicant shall implement the approved Plan during construction.</p>	<p>Submit Evidence of Approved Plan:</p> <ul style="list-style-type: none"> Prior to obtaining an obstruction permit. <p>Implementation:</p> <ul style="list-style-type: none"> Ongoing, throughout all construction activities. 	<p>Master Developer and Each FDP Project Applicant:</p> <ul style="list-style-type: none"> Submit and implement a Traffic Control Plan Submit evidence of approved Plan with obstruction permit (per SCA TRA-1). 	<p>City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit; Public Works Agency:</p> <ul style="list-style-type: none"> Review and approve Traffic Control Plan. Verify project compliance with the Plan during construction. 	

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.13 Transportation and Traffic (cont.)					
Construction-Period Impacts (cont.)	c. Repair of City Streets. <i>Prior to building permit final.</i> The project applicant shall repair any damage to the public right-of way, including streets and sidewalks caused by project construction at his/her expense within one week of the occurrence of the damage (or excessive wear), unless further damage/excessive wear may continue; in such case, repair shall occur prior to approval of the final inspection of the construction-related permit. All damage that is a threat to public health or safety shall be repaired immediately.	Implement Repairs: <ul style="list-style-type: none"> If no further damage/excessive wear is expected, within one week of the occurrence of the damage (or excessive wear) and prior to building permit final. If further damage/excessive wear may continue, prior to approval of the final inspection of the construction-related permit. Conduct Conditions Assessment: <ul style="list-style-type: none"> Ongoing, and prior to final inspection of construction-related permit. 	Master Developer and Each FDP Project Applicant: <ul style="list-style-type: none"> Repair any damage or excessive wear caused to the public right-of way during project construction activities. 	City of Oakland, Bureau of Planning; Oakland Department of Transportation: <ul style="list-style-type: none"> Review and approve obstruction permit application. Verify whether damage or excessive wear to public right-of-way has occurred during construction. If so, verify adequate repair or replacement by the project applicant. 	
Vehicles Miles of Travel	SCA TRA-4: Transportation and Parking Demand Management (<i>See under Section 4.13, Transportation/Traffic - Detailed Policies, Plans or Programs Supporting Alternative Transportation</i>)				
Compliance with Required Transportation Improvements	<i>Any differing requirements stated in the traffic mitigation measures in this SCAMMRP supersede this SCA.</i> SCA TRA-5: Transportation Improvements (#70). <i>Prior to building permit final or as otherwise specified.</i> The project applicant shall implement the recommended on- and off-site transportation-related improvements contained within the Transportation Impact Study for the project (e.g., signal timing adjustments, restriping, signalization, traffic control devices, roadway reconfigurations, and pedestrian and bicyclist amenities). The project applicant is responsible for funding and installing the improvements, and shall obtain all necessary permits and approvals from the City and/or other applicable regulatory agencies such as, but not limited to, Caltrans (for improvements related to Caltrans facilities) and the California Public Utilities Commission (for improvements related to railroad crossings), prior to installing the improvements. To implement this measure	Submit PS&E and Plans: <ul style="list-style-type: none"> Prior to development trigger (as specified in relevant mitigation measures). 	Master Developer: <ul style="list-style-type: none"> Submit PS&E and signal timing plans. 	City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Bureau of Building – Zoning Inspections; Oakland Transportation Services Division; Caltrans: <ul style="list-style-type: none"> Review and approve PS&E and signal timing plans. 	

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.13 Transportation and Traffic (cont.)					
Compliance with Required Transportation Improvements (cont.)	<p>for intersection modifications, the project applicant shall submit Plans, Specifications, and Estimates (PS&E) to the City for review and approval. All elements shall be designed to applicable City standards in effect at the time of construction and all new or upgraded signals shall include these enhancements as required by the City. All other facilities supporting vehicle travel and alternative modes through the intersection shall be brought up to both City standards and ADA standards (according to Federal and State Access Board guidelines) at the time of construction. Current City Standards call for, among other items, the elements listed below:</p> <ul style="list-style-type: none"> a. 2070L Type Controller with cabinet accessory b. GPS communication (clock) c. Accessible pedestrian crosswalks according to Federal and State Access Board guidelines with signals (audible and tactile) d. Countdown pedestrian head module switch out e. City Standard ADA wheelchair ramps f. Video detection on existing (or new, if required) g. Mast arm poles, full activation (where applicable) h. Polara Push buttons (full activation) i. Bicycle detection (full activation) j. Pull boxes k. Signal interconnect and communication with trenching (where applicable), or through existing conduit (where applicable), 600 feet maximum l. Conduit replacement contingency m. Fiber switch n. PTZ camera (where applicable) o. Transit Signal Priority (TSP) equipment consistent with other signals along corridor p. Signal timing plans for the signals in the coordination group 				

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.13 Transportation and Traffic (cont.)					
Compliance with Regulatory Permits and Authorizations from Other Agencies (cont.)	<p><i>Any differing requirements stated in the traffic mitigation measures in this SCAMMRP supersede this SCA.</i></p> <p>SCA GEN-1: Regulatory Permits and Authorizations from Other Agencies (#15).</p> <p><i>Prior to activity requiring permit/authorization from regulatory agency.</i> The project applicant shall obtain all necessary regulatory permits and authorizations from applicable resource/regulatory agencies including, but not limited to, the Regional Water Quality Control Board, Bay Area Air Quality Management District, Bay Conservation and Development Commission, California Department of Fish and Wildlife, U. S. Fish and Wildlife Service, and Army Corps of Engineers and shall comply with all requirements and conditions of the permits/authorizations. The project applicant shall submit evidence of the approved permits/authorizations to the City, along with evidence demonstrating compliance with any regulatory permit/authorization conditions of approval.</p>				
4.14 Utilities and Service Systems					
Impact UTIL-1: Sanitary wastewater generated by construction and operation of the proposed Project would not exceed wastewater treatment requirements of the San Francisco Bay Regional Water Quality Control Board nor result in a determination by the wastewater treatment provider that it does not have adequate capacity to serve the Project's projected demand. (Criteria a and d) (Less than Significant with SCAs)	<p>SCA UTIL-4: Sanitary Sewer System (#79).</p> <p><i>Prior to approval of construction-related permit.</i> The project applicant shall prepare and submit a Sanitary Sewer Impact Analysis to the City for review and approval in accordance with the City of Oakland Sanitary Sewer Design Guidelines. The Impact Analysis shall include an estimate of pre-project and post-project wastewater flow from the project site. In the event that the Impact Analysis indicates that the net increase in project wastewater flow exceeds City-projected increases in wastewater flow in the sanitary sewer system, the project applicant shall pay the Sanitary Sewer Impact Fee in accordance with the City's Master Fee Schedule for funding improvements to the sanitary sewer system.</p>	<p>Submit Plan:</p> <ul style="list-style-type: none"> Prior to approval of any construction-related permit. <p>Conduct Work Per Approved Plan:</p> <ul style="list-style-type: none"> Ongoing, throughout all construction activities and project operations. <p>Pay Fee:</p> <ul style="list-style-type: none"> Prior to approval of any improvements to the sanitary sewer system. 	<p>Master Developer and Each FDP Project Applicant:</p> <ul style="list-style-type: none"> Submit a Sanitary Sewer Impact Analysis. Comply with wastewater flow estimates identified in the Analysis. Pay Sanitary Sewer Impact Fee as needed for system improvements. 	<p>City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Division:</p> <ul style="list-style-type: none"> Review and approve Sanitary Sewer Impact Analysis. 	

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.14 Utilities and Service Systems (cont.)					
Impact UTIL-2: Construction and operation of the proposed Project would result in construction of new storm water drainage facilities or expansion of existing facilities, but the construction of which would not cause significant environmental effects. (Criterion b) (Less than Significant with SCAs)	SCA AIR-1: Construction-Related Air Pollution Controls (Dust and Equipment Emissions) (<i>See under Impact AIR-1</i>) SCA BIO-1: Tree Removal During Bird Breeding Season (<i>See under Impact BIO-1</i>) SCA BIO-3: Creek Protection Plan (<i>See under Impact BIO-2</i>) SCA BIO-4: Dewatering/Diversion (<i>See under Impact BIO-4</i>) SCA CUL-2: Archaeological and Paleontological Resources – Discovery During Construction (<i>See under Impact CUL-3</i>) SCA CUL-3: Archaeologically Sensitive Areas – Pre-Construction Measures (<i>See under Impact CUL-5</i>) SCA GEO-3: Construction-Related Permit(s) (<i>See under Impact GEO-4</i>) SCA HYD-1: Erosion and Sedimentation Control Plan for Construction (<i>See under Impact HYD-1</i>) SCA HYD-2: State Construction General Permit (<i>See under Impact HYD-1</i>) SCA NOI-1: Construction Days/Hours (<i>See under Impact NOI-1</i>) SCA NOI-2: Construction Noise (<i>See under Impact NOI-1</i>) SCA NOI-4: Project-Specific Construction Noise Reduction Measures (<i>See under Impact NOI-1</i>) SCA NOI-5: Construction Noise Complaints (<i>See under Impact NOI-1</i>) SCA TRA-1: Construction Activity in the Public Right-of-Way (<i>See under Section 4.13, Transportation/Traffic - Detailed Policies, Plans or Programs Supporting Alternative Transportation</i>)				

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.14 Utilities and Service Systems (cont.)					
Impact UTIL-2 (cont.)	<p>SCA UTIL-5: Storm Drain System (#80).</p> <p><i>Prior to approval of construction-related permit.</i> The project storm drainage system shall be designed in accordance with the City of Oakland's Storm Drainage Design Guidelines. To the maximum extent practicable, peak stormwater runoff from the project site shall be reduced by at least 25 percent compared to the pre-project condition.</p>	<p>Submit Plan:</p> <ul style="list-style-type: none"> Prior to approval of any construction-related permit. <p>Conduct Work Per Approved Plan:</p> <ul style="list-style-type: none"> Ongoing, throughout all construction activities and project operations. 	<p>Master Developer and Each FDP Project Applicant:</p> <ul style="list-style-type: none"> Submit Storm Drainage Design Plans pursuant to City guidelines and performance measures. 	<p>City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Division; Bureau of Building (single lot developments):</p> <ul style="list-style-type: none"> Review and approve Storm Drainage Design Plans. 	
<p>Impact UTIL-3: The water demand generated by the proposed Project would not exceed water supplies available to serve the Project from existing entitlements and resources, but would result in construction of water facilities and expansion of existing facilities, construction of which would not cause significant environmental effects. (Criterion c) (Less than Significant with SCA)</p>	<p>SCA UTIL-6: Water Efficient Landscapes (WELO). <i>Prior to approval of construction-related permit.</i></p> <p>The following condition applies to all landscape projects (the total area of planting, turf, and water features) that meet one of the following criteria:</p> <ol style="list-style-type: none"> New Construction Projects with an aggregate landscape area equal to or greater than 500 sq.ft. (For the purpose of this condition "New Construction" means a new building with a landscape or other new landscape not associated with a building); Rehabilitated Landscape Projects with an aggregate landscape area equal to or greater than 2,500 sq. ft. (For the purpose of this Condition "Rehabilitated" means any re-landscaping project); <p>New Water Efficient Landscapes - WELO</p> <p>Requirement: The project applicant shall comply with California's Water Efficient Landscape Ordinance (WELO) in order to reduce landscape water usage. For any landscape project with an aggregate (total noncontiguous) landscape area equal to 2,500 sq. ft. or less. The project applicant may implement either the Prescriptive Measures or the Performance Measures, of, and in accordance with the California's Model Water Efficient Landscape Ordinance. For any landscape project with an aggregate (total noncontiguous) landscape area over 2,500 sq. ft., the project applicant shall implement the Performance Measures in accordance with the WELO.</p>	<p>SITEWIDE MASTER PLAN</p> <p>Submit Plan:</p> <ul style="list-style-type: none"> Prior to approval/issuance of grading permit for the Master Landscape Plan per the Master Developer FDP. <p>Implementation:</p> <ul style="list-style-type: none"> Ongoing, throughout all construction activities and project operations. <p>Submit a Certificate of Completion:</p> <ul style="list-style-type: none"> Upon installation of Master Landscape Plan and irrigation system. <p>FDP PROJECTS</p> <p>Submit Plan:</p> <ul style="list-style-type: none"> Prior to approval of final landscape plan for each project FDP. <p>Implementation:</p> <ul style="list-style-type: none"> Ongoing, throughout all construction activities and project operations. 	<p>Master Developer and Each FDP Project Applicant:</p> <ul style="list-style-type: none"> Submit plans that comply with WELO to reduce landscape water usage, incorporating either the Prescriptive Measures or the Performance Measures. Incorporate requirements into Soil Management Report (SCA GEO-1), Landscape Design Plan and Irrigation Design Plan (SCA AES-2), and Grading Plans Submit a Certificate of Completion and landscape and irrigation maintenance schedule to City and EBMUD. 	<p>City of Oakland, Bureau of Planning; Bureau of Building:</p> <ul style="list-style-type: none"> Review and approve all landscape plans and projects for incorporation of measures compliant with WELO. <p>City of Oakland, Bureau of Planning; Bureau of Building – Zoning Inspections; EBMUD:</p> <ul style="list-style-type: none"> Confirm receipt of Certification of Completion. 	

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.14 Utilities and Service Systems (cont.)					
Impact UTIL-3 (cont.)	<p><u>Prescriptive Measures:</u> Prior to construction, the project applicant shall submit documentation showing compliance with Appendix D of California's Model Water Efficient Landscape Ordinance (see website below starting on page 23). http://www.water.ca.gov/wateruseefficiency/landscapeordinance/docs/Title%2023%20extract%20-%20Official%20CCR%20pages.pdf</p> <p><u>Performance Measures:</u> Prior to construction, the project applicant shall prepare and submit a Landscape Documentation Package for review and approval, which includes the following</p> <ol style="list-style-type: none"> Project Information: <ol style="list-style-type: none"> Date, Applicant and property owner name, Project address, Total landscape area, Project type (new, rehabilitated, cemetery, or home owner installed), Water supply type and water purveyor, Checklist of documents in the package, and Applicant signature and date with the statement: "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package." Water Efficient Landscape Worksheet <ol style="list-style-type: none"> Hydrozone Information Table Water Budget Calculations with Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use Soil Management Report Landscape Design Plan Irrigation Design Plan, and Grading Plan 	<p>Submit a Certificate of Completion:</p> <ul style="list-style-type: none"> Upon installation of the landscaping and irrigation systems for each project FDP. 			

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.14 Utilities and Service Systems (cont.)					
Impact UTIL-3 (cont.)	<p>Upon installation of the landscaping and irrigation systems, the Project applicant shall submit a Certificate of Completion and landscape and irrigation maintenance schedule for review and approval by the City. The Certificate of Compliance shall also be submitted to the local water purveyor and property owner or his or her designee.</p> <p>For the specific requirements within the Water Efficient Landscape Worksheet, Soil Management Report, Landscape Design Plan, Irrigation Design Plan and Grading Plan, see the link below starting on page 5.</p> <p>http://www.water.ca.gov/wateruseefficiency/landscapeordinance/docs/Title%2023%20extract%20-%20Official%20CCR%20pages.pdf</p>				
	<p>SCA GHG-2: Green Building Requirements – Bay Friendly Landscape (<i>See under Impact GHG-1</i>)</p> <p>SCA AIR-1: Construction-Related Air Pollution Controls (Dust and Equipment Emissions) (<i>See under Impact AIR-1</i>)</p> <p>SCA BIO-1: Tree Removal During Bird Breeding Season (<i>See under Impact BIO-1</i>)</p> <p>SCA BIO-3: Creek Protection Plan (<i>See under Impact BIO-2</i>)</p> <p>SCA BIO-4: Dewatering/Diversion (<i>See under Impact BIO-4</i>)</p> <p>SCA CUL-2: Archaeological and Paleontological Resources – Discovery During Construction (<i>See under Impact CUL-3</i>)</p> <p>SCA CUL-3: Archaeologically Sensitive Areas – Pre-Construction Measures (<i>See under Impact CUL-5</i>)</p> <p>SCA GEO-3: Construction-Related Permit(s) (<i>See under Impact GEO-4</i>)</p> <p>SCA HYD-1: Erosion and Sedimentation Control Plan for Construction (<i>See under Impact HYD-1</i>)</p>				

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.14 Utilities and Service Systems (cont.)					
Impact UTIL-3 (cont.)	<p>SCA HYD-2: State Construction General Permit (<i>See under Impact HYD-1</i>)</p> <p>SCA NOI-1: Construction Days/Hours (<i>See under Impact NOI-1</i>)</p> <p>SCA NOI-2: Construction Noise (<i>See under Impact NOI-1</i>)</p> <p>SCA NOI-4: Project-Specific Construction Noise Reduction Measures (<i>See under Impact NOI-1</i>)</p> <p>SCA NOI-5: Construction Noise Complaints (<i>See under Impact NOI-1</i>)</p> <p>SCA TRA-1: Construction Activity in the Public Right-of-Way (<i>See under Section 4.13, Transportation/Traffic - Detailed Policies, Plans or Programs Supporting Alternative Transportation</i>)</p>				
<p>Impact UTIL-4: The Project would be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs and would not require the construction of landfill facilities or expansion of existing facilities, construction of which could cause significant environmental effects nor would it violate applicable federal, state, and local statutes and regulations related to solid waste. (Criteria e and f) (Less than Significant with SCAs)</p>	<p>SCA UTIL-1: Construction and Demolition Waste Reduction and Recycling (#74).</p> <p><i>Prior to approval of construction-related permit.</i> The project applicant shall comply with the City of Oakland Construction and Demolition Waste Reduction and Recycling Ordinance (chapter 15.34 of the Oakland Municipal Code) by submitting a Construction and Demolition Waste Reduction and Recycling Plan (WRRP) for City review and approval, and shall implement the approved WRRP. Projects subject to these requirements include all new construction, renovations/alterations/modifications with construction values of \$50,000 or more (except R-3 type construction), and all demolition (including soft demolition) except demolition of type R-3 construction. The WRRP must specify the methods by which the project will divert construction and demolition debris waste from landfill disposal in accordance with current City requirements. The WRRP may be submitted electronically at www.greenhalosystems.com or manually at the City's Green Building Resource Center. Current standards, FAQs, and forms are available on the City's website and in the Green Building Resource Center.</p>	<p>Submit WRRP:</p> <ul style="list-style-type: none"> Prior to approval of any construction-related permit. <p>Conduct Work Per Approved Plan:</p> <ul style="list-style-type: none"> Ongoing, throughout all construction activities. 	<p>Master Developer and Each FDP Project Applicant:</p> <ul style="list-style-type: none"> Submit Construction and Demolition Waste Reduction and Recycling Plan (WRRP). 	<p>City of Oakland, Bureau of Planning; Public Works – Environmental Services:</p> <ul style="list-style-type: none"> Review and approve WRRP. 	

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.14 Utilities and Service Systems (cont.)					
Impact UTIL-4 (cont.)	<p>SCA UTIL-3: Recycling Collection and Storage Space (#76).</p> <p><i>Prior to approval of construction-related permit.</i> The project applicant shall comply with the City of Oakland Recycling Space Allocation Ordinance (chapter 17.118 of the Oakland Planning Code). The project drawings submitted for construction-related permits shall contain recycling collection and storage areas in compliance with the Ordinance. For residential projects, at least two cubic feet of storage and collection space per residential unit is required, with a minimum of ten cubic feet. For nonresidential projects, at least two cubic feet of storage and collection space per 1,000 square feet of building floor area is required, with a minimum of ten cubic feet.</p>	<p>Submit Plans:</p> <ul style="list-style-type: none"> Prior to approval of any construction-related permit. <p>Conduct Work Per Ordinance:</p> <ul style="list-style-type: none"> Ongoing, throughout all construction activities and project operations. 	<p>Each FDP Project Applicant:</p> <ul style="list-style-type: none"> Submit and implement project plans demonstrating compliance with the Oakland Recycling Space Allocation Ordinance. 	<p>City of Oakland, Bureau of Planning:</p> <ul style="list-style-type: none"> Review and approve project plans for compliance with the Ordinance. 	
<p>Impact UTIL-5: The proposed Project would not violate applicable federal, state and local statutes and regulations relating to energy standards nor would it result in a determination by the energy provider that it would not have adequate capacity to serve the Project's projected demand. (Criteria g and h) (Less than Significant)</p>	<p>SCA GHG-1: Greenhouse Gas (GHG) Reduction Plan (GGRP) (<i>See under Impact GHG-1</i>)</p> <p>SCA GHG-2: Green Building Requirements – Bay Friendly Landscape (<i>See under Impact GHG-1</i>)</p>				
<p>Impact UTIL-6: The Project would not have a considerable contribution to any cumulative impacts related to utilities and service systems, considering the combined effect of the Project, and past, present, approved, pending, and reasonably foreseeable future projects in the area and citywide. (Less than Significant with SCAs)</p>	<p>SCA AIR-1: Construction-Related Air Pollution Controls (Dust and Equipment Emissions) (<i>See under Impact AIR-1</i>)</p> <p>SCA BIO-1: Tree Removal During Bird Breeding Season (<i>See under Impact BIO-1</i>)</p> <p>SCA BIO-3: Creek Protection Plan (<i>See under Impact BIO-2</i>)</p> <p>SCA BIO-4: Dewatering/Diversion (<i>See under Impact BIO-4</i>)</p> <p>SCA CUL-2: Archaeological and Paleontological Resources – Discovery During Construction (<i>See under Impact CUL-3</i>)</p>				

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.14 Utilities and Service Systems (cont.)					
Impact UTIL-6 (cont.)	<p>SCA CUL-3: Archaeologically Sensitive Areas – Pre-Construction Measures (<i>See under Impact CUL-5</i>)</p> <p>SCA GEO-3: Construction-Related Permit(s) (<i>See under Impact GEO-4</i>)</p> <p>SCA GHG-1: Greenhouse Gas (GHG) Reduction Plan (GGRP) (<i>See under Impact GHG-1</i>)</p> <p>SCA GHG-2: Green Building Requirements – Bay Friendly Landscape (<i>See under Impact GHG-1</i>)</p> <p>SCA HYD-1: Erosion and Sedimentation Control Plan for Construction (<i>See under Impact HYD-1</i>)</p> <p>SCA HYD-2: State Construction General Permit (<i>See under Impact HYD-1</i>)</p> <p>SCA NOI-1: Construction Days/Hours (<i>See under Impact NOI-1</i>)</p> <p>SCA NOI-2: Construction Noise (<i>See under Impact NOI-1</i>)</p> <p>SCA NOI-4: Project-Specific Construction Noise Reduction Measures (<i>See under Impact NOI-1</i>)</p> <p>SCA NOI-5: Construction Noise Complaints (<i>See under Impact NOI-1</i>)</p> <p>SCA TRA-1: Construction Activity in the Public Right-of-Way (<i>See under Section 4.13, Transportation/Traffic - Detailed Policies, Plans or Programs Supporting Alternative Transportation</i>)</p> <p>SCA UTIL-1: Construction and Demolition Waste Reduction and Recycling (<i>See under Impact UTIL-4</i>)</p> <p>SCA UTIL-3: Recycling Collection and Storage Space (<i>See under Impact UTIL-4</i>)</p> <p>SCA UTIL-4: Sanitary Sewer System (<i>See under Impact UTIL-1</i>)</p> <p>SCA UTIL-5: Storm Drain System (<i>See under Impact UTIL-2</i>)</p> <p>SCA UTIL-6: Water Efficient Landscapes (WELO) (<i>See under Impact UTIL-3</i>)</p> <p>SCA UTIL-7: Underground Utilities (#75).</p>				

OAK KNOLL STANDARD CONDITIONS OF APPROVAL, MITIGATION MONITORING AND REPORTING PROGRAM (SCA/MMRP)

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.14 Utilities and Service Systems (cont.)					
General SCA Applicable to the Project	<i>During construction.</i> The project applicant shall place underground all new utilities serving the project and under the control of the project applicant and the City, including all new gas, electric, cable, and telephone facilities, fire alarm conduits, street light wiring, and other wiring, conduits, and similar facilities. The new facilities shall be placed underground along the project's street frontage and from the project structures to the point of service. Utilities under the control of other agencies, such as PG&E, shall be placed underground if feasible. All utilities shall be installed in accordance with standard specifications of the serving utilities.				
4.15 Energy					
Impact ENER-1: Construction and operation of the proposed Project would not result in the wasteful, inefficient or unnecessary use of energy resources (Criterion 1). (Less than Significant with SCAs)	SCA AIR-1: Construction-Related Air Pollution Controls (Dust and Equipment Emissions) (<i>See under Impact AIR-1</i>) SCA GHG-1: Greenhouse Gas (GHG) Reduction Plan (GGRP) (<i>See under Impact GHG-1</i>) SCA GHG-2: Green Building Requirements – Bay Friendly Landscape (<i>See under Impact GHG-1</i>) SCA TRA-4: Parking and Transportation Demand Management (<i>See under Section 4.13, Transportation/Traffic - Detailed Policies, Plans or Programs Supporting Alternative Transportation</i>)				

ATTACHMENT B

Criteria for Use of Addendum, per CEQA Guidelines Sections 15162 and 15164

Section 15164(a) of the California Environmental Quality Act (CEQA) Guidelines states that “a lead agency or responsible agency shall prepare an addendum to a previously certified EIR [Environmental Impact Report or Supplemental EIR] if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.” Section 15164(e) states that “a brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR.”

As discussed in detail in Section 6 of this document, the analysis in the *Oak Knoll Mixed Use Community Plan Project SEIR* is considered for this assessment under Section and 15164.

Project Modifications

City of Oakland (“City”) certified the *Oak Knoll Mixed Use Community Plan Project Supplemental Environmental Impact Report* in June 2017. The Approved Project is a phased master plan development involving the construction of up to 918 units of varied housing types; restoration and enhancement of Rifle Range, Powerhouse and Hospital Creeks on the Project site; active and passive recreational facilities; a community-wide trail system; parks and open spaces; and a mixed use commercial “Village Center”.⁸ The Project also proposed relocation and rehabilitation of historic Club Knoll within the Project site. The Project involved a phased grading program that would include corrective/ remedial grading in parts of the Project Area, as well as balancing the amount of cut and fill throughout the Project site. The 2017 SEIR analyzed the removal of 3,567 trees protected under the Oakland Tree Ordinance; 5,378 trees would be planted throughout the Project site.

The proposed Project modification involves the removal of up to 394 additional trees (“Amendment Trees”) throughout the site as a result of refinements to the approved grading plan boundaries and corrective grading areas where these additional trees exist.

All conditions and standards in the previously approved Tree Replacement/Mitigation Plan would continue to apply to the Amendment Trees. Overall, the Oak Knoll Project would result in a net increase in the number of trees and acres of woodland currently present within the Project area, including a substantial net increase in the number of native trees and native oak woodland areas.

⁸ The 2017 SEIR analyzed for development involving the construction of up to 935 residential units.

Conditions for Addendum

CEQA Guidelines Sections 15162, Conditions for an Addendum:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
 - a) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - b) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

CEQA Guidelines Sections 15164, Addendum to an EIR or Negative Declaration

- a) The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.
- b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.
- c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.
- d) The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.
- e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's required findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

Findings of Project Consistency with the Conditions for an Addendum, Section 15162 and 15164 of the CEQA Guidelines

In accordance with California Public Resources Code Section 21166, CEQA Guidelines Sections 15162 and 15164, and as set forth in the CEQA Analysis in Section 7 of this document, the findings below can be made.

The Oak Knoll Project with the proposed Tree Permit Amendment:

- would not cause new significant impacts not previously identified in the previously certified 2017 SEIR, nor result in a substantial increase in the severity of previously identified significant impacts;
- no new mitigation measures would be necessary to reduce significant impacts;
- no changes have occurred with respect to circumstances assumed in the 2017 SEIR that would cause significant environmental impacts to which the proposed Project would contribute considerably; and
- no new information has been put forward that shows that the proposed Project would cause new significant environmental impacts.
- Therefore, no supplemental environmental review is required in accordance with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162 and 15164.

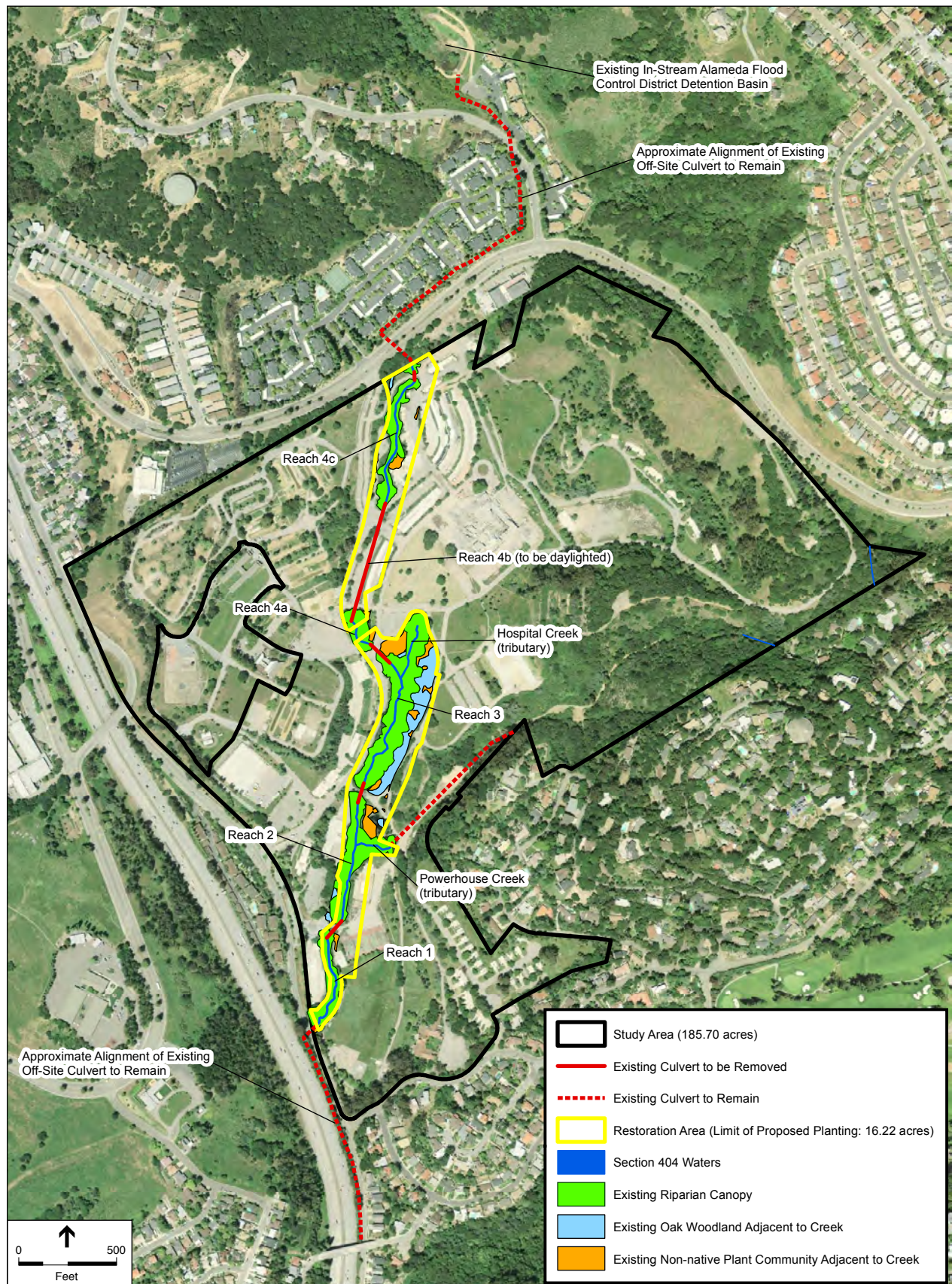
The above findings satisfy CEQA compliance for the proposed Oak Knoll Project with the proposed Tree Permit Amendment.

This page intentionally left blank

ATTACHMENT C

Proposed Amendment Trees Near Creek and Culvert

This page intentionally left blank



SOURCE: WRA Environmental Consultants

Oak Knoll Project . 120645








Figure 4.3-2
Jurisdictional Features within the Oak Knoll Project Site

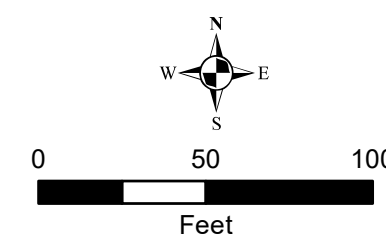
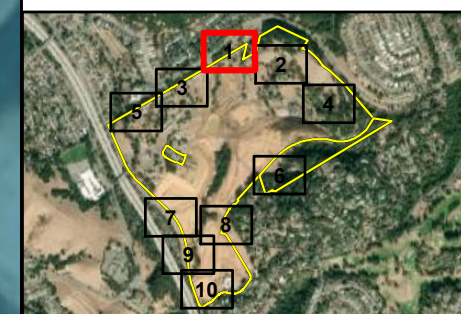
This page intentionally left blank

Oak Knoll Mixed Use Community Development Project

Alameda County,
California

2020 Tree Removal Amendment

-  Project Area Boundary
-  Amended Tree Permit Area
- Trees for Removal**
-  Within 10' Buffer of Grading Limits (Protected)
 -  Within Grading Limits (Protected)
 -  Preserved (Non-protected)
 -  Preserved (Protected)
 -  Proposed for Removal (Protected)










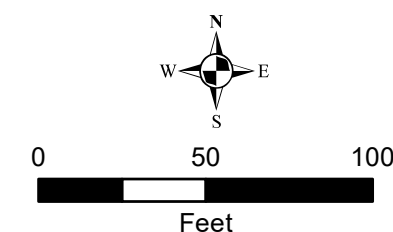
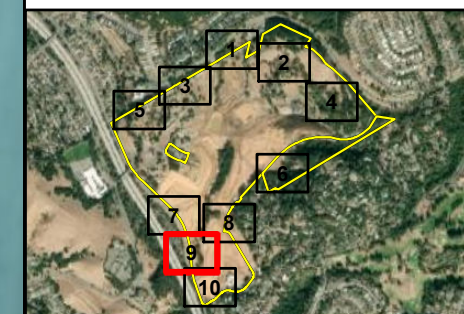
Map Prepared Date: 1/12/2021
Map Prepared By: czumwalt
Base Source: Metro 11/4/2019
Data Source(s): WRA

Oak Knoll Mixed Use Community Development Project

Alameda County,
California

2020 Tree Removal Amendment

-  Project Area Boundary
-  Amended Tree Permit Area
- Trees for Removal**
-  Within 10' Buffer of Grading Limits (Non-protected)
 -  Within 10' Buffer of Grading Limits (Protected)
 -  Within Grading Limits (Non-protected)
 -  Within Grading Limits (Protected)
 -  Proposed for Removal (Protected)















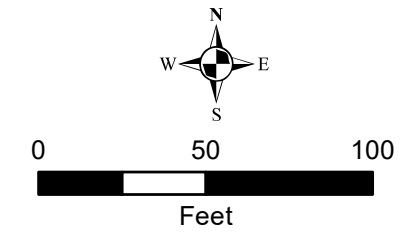
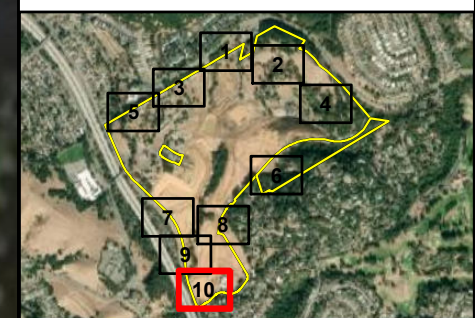
Map Prepared Date: 1/12/2021
Map Prepared By: czumwalt
Base Source: Metro 11/4/2019
Data Source(s): WRA

Oak Knoll Mixed Use
Community
Development Project

Alameda County,
California

2020 Tree Removal
Amendment

-  Project Area Boundary
-  Amended Tree Permit Area
- Trees for Removal**
-  Within 10' Buffer of Grading Limits (Non-protected)
 -  Within 10' Buffer of Grading Limits (Protected)
 -  Invasive Tree Removal (Non-protected)
 -  Invasive Tree Removal (Protected)
 -  Within Grading Limits (Non-protected)
 -  Within Grading Limits (Protected)
 -  Preserved (Non-protected)
 -  Preserved (Protected)
 -  Proposed for Removal (Non-protected)
 -  Proposed for Removal (Protected)



Map Prepared Date: 1/12/2021
Map Prepared By: czumwalt
Base Source: Metro 11/4/2019
Data Source(s): WRA

This page is intentionally blank.