

City of Oakland Real Property

The deadline to submit proposals is May 18, 2018.

The City is offering the following parcels of real property for sale, lease, or other type of development. The parcels are located in the Montclair neighborhood of Oakland.

The City is interested in receiving development concepts for the subject properties.

	APN	Address	Size	Zoning	Development Challenges	Minimum Sales Price
A	48F-7361-11	6226 Moraga Ave., Oakland, CA 94611	+/-23,884 sq. ft. land	RH-4 Residential Hillside	TBD by the buyer's due diligence	\$750,000
B	48F-7361-12	6226 Moraga Ave., Oakland, CA 94611	+/-15,652 sq. ft. land +/-3,204 sq. ft. building	RH-4 Residential Hillside	Building has a historical rating of B+a3. Development restrictions apply.	\$500,000

IMPORTANT NOTE

After the post-bid interviews, and prior to the City Council Closed Session, the top buyer or buyers will deliver to the below-noted contact a money order, cashier's check, or certified check for the earnest money deposit of 10% of the offer price for the Property, made payable to Old Republic Title. In the event the buyer's offer is successful, and the buyer defaults or does not perform, the 10% deposit will be forfeited and be nonrefundable. Information regarding the Property and any future surplus sales will be available on the City's website at <http://www2.oaklandnet.com/government/o/CityAdministration/d/economic-workforce-development/s/real-estate-asset-management/index.htm> or contact:

**CITY OF OAKLAND
REAL ESTATE SERVICES DIVISION
250 FRANK OGAWA PLAZA, #4314
OAKLAND, CA 94612
OFFICE: 510-238-3541**

Attachment 1

CONTACT: Jinhua Su
Real Estate Agent
jsu@oaklandnet.com
DIRECT: 510-238-6362

NOTICE OF DEVELOPMENT OPPORTUNITY (NODO)

NOTICE IS HEREBY GIVEN that offers will be received by the Real Estate Services Division on behalf of the City of Oakland (the "City"), beginning March 16, 2018. **The deadline to submit proposals is May 18, 2018** for the City-owned property located at 6226 Moraga Ave., Oakland, CA 94611 (the "Property") under the following terms and conditions:

The successful buyer, upon making the mandatory deposit, will be required to sign a PSA containing provisions for forfeiture of deposit and/or bonds for breach of any conditions set forth in this NODO and/or the PSA.

Forfeiture of Deposit: The deposit shall be forfeited and nonrefundable in the event of the successful buyer's failure or refusal to complete the purchase of any property as required by this NODO.

The balance of the amount between the accepted purchase price and the required deposit for each property shall be payable to the City by money order, cashier's check, or certified check, and delivered to the Manager of Real Estate Services or the delegated representative at close of escrow after acceptance of the offer and approval of the sale to the successful buyer by the Oakland City Council. The successful buyer shall pay all recording fees and documentary transfer and sales taxes, including, if any, personal property sale taxes as required by law.

The instrument of transfer of title for each property shall be a Quitclaim Deed delivered to each successful buyer upon payment to the City of the entire amount of the accepted offer for each property.

ALL PROPERTIES ARE SOLD IN AN "AS-IS" CONDITION. The successful buyer agrees that, as of close of escrow, it will be acquiring the Property in an "as-is" condition with all faults and conditions then existing on the Property, including any hazardous substances or hazardous waste that may be located on, under, or around the Property, whether known or unknown, and the successful buyer assumes all responsibilities for such faults and conditions.

The City makes no representations as to the potential use of the Property. The buyer should check with the Planning Department regarding building restrictions, compliance, ultimate development, etc.

The right, title, and interest in the Property to be sold shall not exceed that vested in the City. The sale of the Property is subject to all matters of public record; any easements, claims of easements, or reservations, whether or not of record; and to exceptions that may be shown in the Preliminary Title Report. **The City does not assume any liability for possible encumbrances**

Attachment 1

of any kind on the Property. If the buyer desires title insurance, it is to be obtained at the buyer's sole expense. Prospective buyers should consult local title companies if more complete information regarding the title of the Property is required.

No warranty is made by the City relative to the ground locations, property lines, or the accuracy of the public records and/or the assessor's parcel maps related to the Property. Should the successful buyer desire a survey of the Property, this may be accomplished by an independent survey at the buyer's sole expense.

The Property is not assessed for taxes while vested in the City. It will, however, be assessed after transfer into private ownership.

The sale of the Property is exempt from CEQA. The buyer should be aware that if the buyer seeks some form of approval or permit for development after purchase of the Property, the local agency might require an environmental document and/or environmental analysis before giving its approval or permit.

The Property may be situated within the Special Studies Zone as designated under the Alquist-Priolo Special Studies Zones Act, Sections 2621-2625, inclusive of the California Public Resource Code. As such, approval of any future construction or development of any structure for human occupancy on the Property may be subject to the findings contained in a geologic report prepared by a geologist registered in the State of California. **No representations on this subject are made by the City**, and any prospective buyer should make their own inquiry or investigation into the potential effect of this Act on the Property.

The Property may be a creekside property thereby requiring special land use approvals, including, without limitation, a creek protection permit for any work done on the Property. Use or development of a creekside property may require significant professional consulting services, technical study, limitations or modifications pertaining to density, proposed building size, character or location, CEQA/other environmental review, additional permits from other regulatory agencies, and limitations on use, development, or subdivision of the Property. Any such expenses would be at the buyer's sole expense. **The City makes no representations** with respect to the land use or other permitting issues that may affect this site or with respect to the buyer's ability to develop or improve the site. Any prospective buyer bears the sole responsibility for investigating the status and development feasibility of the Property, which may include, without limitation, an official creek determination (available through the City), independent professional consulting services, and/or a planning pre-application for development of the site.

The Property may include protected trees requiring the procurement of a tree protection permit for any work done on the Property. **No representations on this subject or impact on future development are made by the City**, and any prospective buyer should make their own inquiry or investigation into the potential effect of this status on the Property.

There may be certain improvements located on the Property, such as previously constructed foundations that may need to be removed and may require additional City approvals or

Attachment 1

conditions which may limit the use and development of the Property. **No representations on this subject or impact on future development are made by the City**, and any prospective buyer should make their own inquiry or investigation into the potential effect of these improvements on the use or development of the Property.

The City reserves the right to reject any and all offers, waive any informality or irregularity in any offer, or to accept any offer deemed in the best interest of the City. **The City Council reserves the right to reject any and all offers without stated cause.**

Development Team Expenses

Development teams responding to this NODO do so at their own expense. The City will not reimburse development teams for any costs related to this NODO or any activities conducted during the negotiation period.

Liability Waiver

By responding to this NODO, every member of each development team waives any claim, liability, or expense whatsoever against the City and its respective officers, commissioners, employees, and volunteers.

Development Team's Responsibility

After transfer or execution of a ground lease for the Property, the selected development team will be solely responsible for construction of all improvements per the City-approved construction documents, and in accordance with applicable City building codes. This includes, but is not limited to, all on-site improvements, any changes from existing conditions, site remediation, underground utilities, street lighting, curbs, gutters, street trees, and sidewalks.

City Non-Responsibility

The Property will be conveyed to the selected development team in an "as-is" condition without warranties. The City has no obligation to perform any site remediation; demolish any improvements on the site; remove, relocate, or install utilities; complete on-site or off-site preparation work or improvements; or make any changes whatsoever to existing conditions prior to conveyance of the Property to developer.

Geotechnical and Environmental Investigations

All geotechnical and environmental investigations prior to transfer of the Property must be conducted by licensed companies retained by developer for that purpose, which investigations may only occur upon the issuance of a Right of Entry by City staff, which may be included in the Exclusive Negotiation Agreement (ENA).

Attachment 1

Right to Modify or Suspend NODO

The City's issuance of this NODO is not a promise or an agreement that the City will actually enter into any contract. The City reserves the right, at any time, from time to time, and for its own convenience, in its sole and absolute discretion, to do the following:

- Modify, suspend, or terminate any and all aspects of the selection process, including, but not limited to, this NODO and all or any portion of the selection process from the date on which this NODO is issued until the parties approve an ENA;
- Waive any technical defect or informality in any submittal or submittal procedure that does not affect or alter the submittal's substantive provisions;
- Reject any and all submittals;
- Request some or all of the respondents to revise submittals;
- Waive any defects as to form or content of the NODO or any other step in the selection process;
- Reject all proposals and reissue the NODO;
- Procure the desired proposals by any other means or not proceed in procuring the proposals;
- Negotiate and modify any and all terms of an agreement;
- Accept or reject any respondent for exclusive negotiations. The City may modify, clarify, and change this NODO by issuing one or more written addenda. Addenda will be posted on the City's website, and notice of the posting will be sent by email to each party that has provided an email address. The City will make reasonable efforts to notify interested parties in a timely manner of modifications to this NODO, but each respondent assumes the risk of submitting its submittal on time and obtaining all addenda and information issued by the City. Therefore, the City strongly encourages interested parties to check the City's webpage for this NODO frequently.

Public Records

The respondent should understand that under the California Public Records Act and the City's Sunshine Ordinance, all documents that are submitted in response to this Notice, including financial information, are considered public records and will be made available to the public upon request.

Attachment 1

Respondent's Duty to Investigate

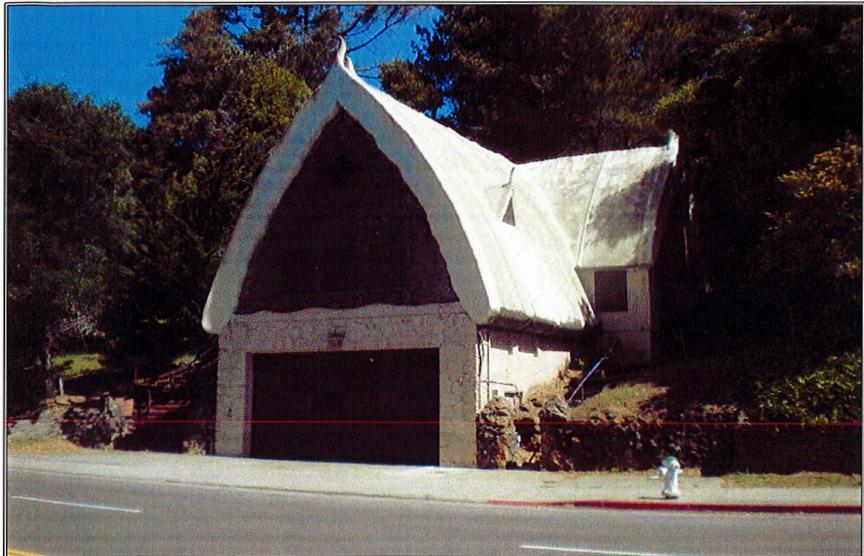
It is the sole responsibility of the selected respondent to investigate and determine the condition of the Property and the suitability of the conditions for any proposed improvements and use. The information presented in this NODO and in any report or other information provided by the City is provided solely for the convenience of the interested parties. It is the responsibility of interested parties to assure themselves that the information contained in this NODO or other documents is accurate and complete. The City provides no representations, assurances, or warranties pertaining to the accuracy of the information. The respondent is responsible for reviewing all portions of this NODO and any other information provided by the City in relation to this NODO. The respondent is to notify the City in writing of any ambiguity, discrepancy, omission, or other error in this NODO promptly after discovery, but not later than 15 business days before the deadline to submit submittals. Any concerns over ambiguity, discrepancy, omission, or other error in this NODO from an interested party not provided to the City in a timely fashion will not be able to be accommodated or addressed. The City's failure to object to an error, omission, or deviation in any submittal will in no way modify this NODO or excuse the respondent from full compliance with the requirements of this NODO.

Attachment 2

Subject Property

Moraga Avenue; APN 048F-7361-011, APN 048F-7361-012, Oakland, California

*Front of historic
Montclair Fire Station*



*Rear of fire station
building*



*steps to main entrance of
fire station building*



Attachment 2

Subject Property

Moraga Avenue; APN 048F-7361-011, APN 048F-7361-012, Oakland, California

Canopy over entry



Moraga Avenue looking south



Moraga Avenue looking north



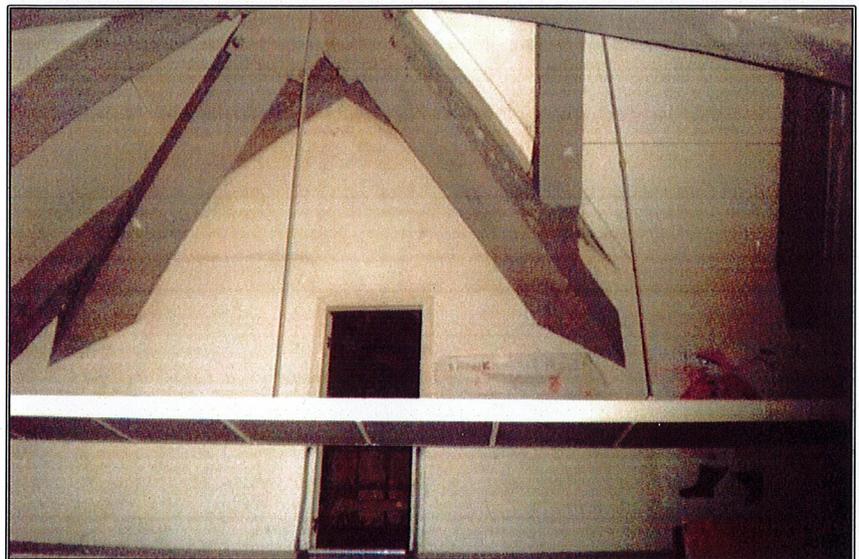
Attachment 2

*Subject Property
Moraga Avenue; APN 048F-
7361-011, APN 048F-7361-
012, Oakland, California*

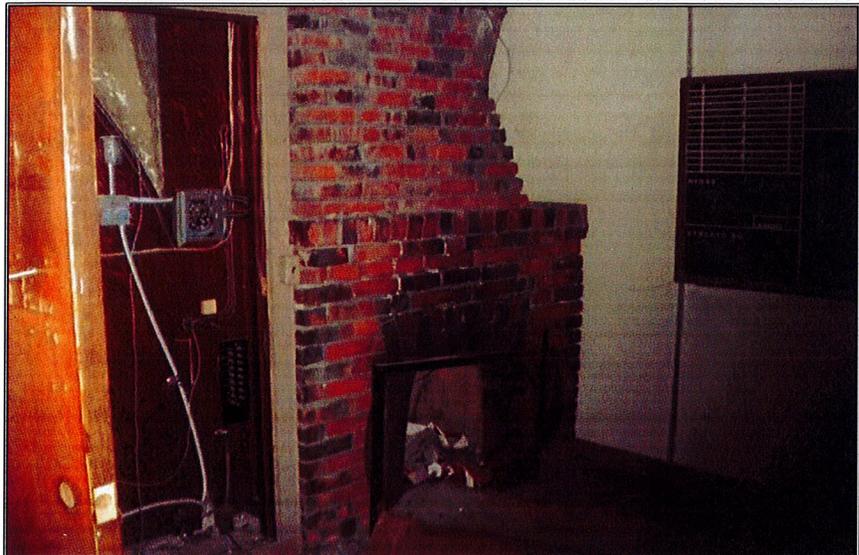
Front main level room



Rear main level room



Fireplace main level

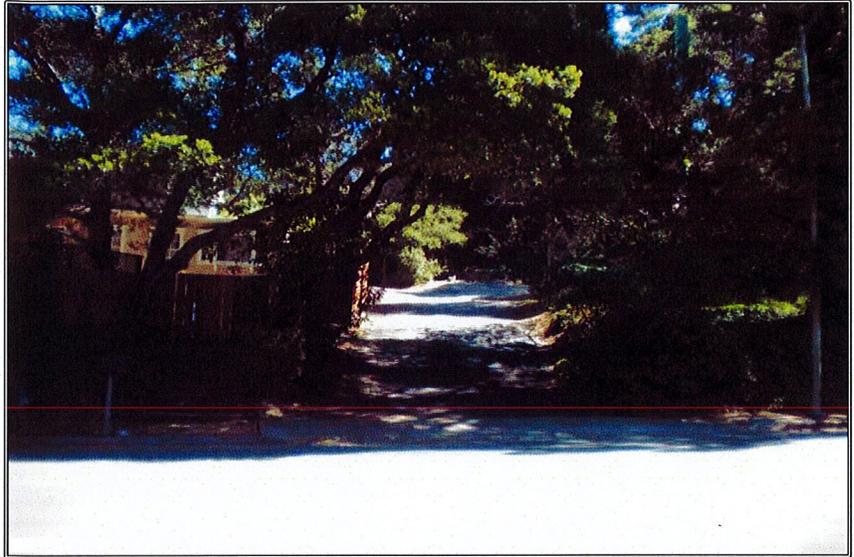


*Yovino-Young Inc.
Reference No. 150148*

Attachment 2

*Subject Property
Moraga Avenue; APN 048F-
7361-011, APN 048F-7361-
012, Oakland, California*

*Driveway easement along
north boundary of Parcel
A viewed from street*



*Looking from rear along
driveway easement to
street*



*Looking from upper
elevation of Parcel B,
easterly (toward Moraga
Avenue) along south
boundary of Parcel B*



Attachment 2

*Subject Property
Moraga Avenue; APN 048F-
7361-011, APN 048F-7361-
012, Oakland, California*

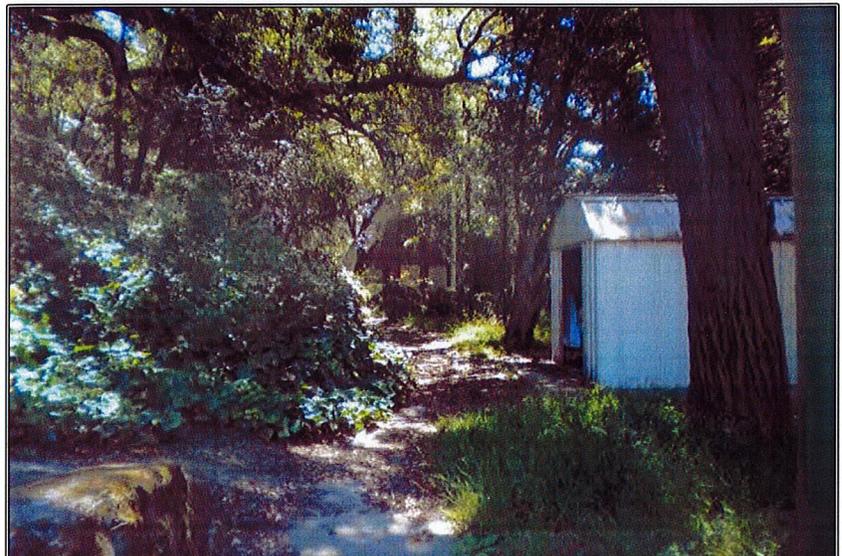
*Parking pad accessed by
driveway easement (Parcel
A)*



*Parking pad, looking
westerly (downslope)*



*looking southerly from
parking pad across Parcel
A to Fire Station
Building (Parcel B)*



*Yovino-Young Inc.
Reference No. 150148*

6226 Moraga Ave.

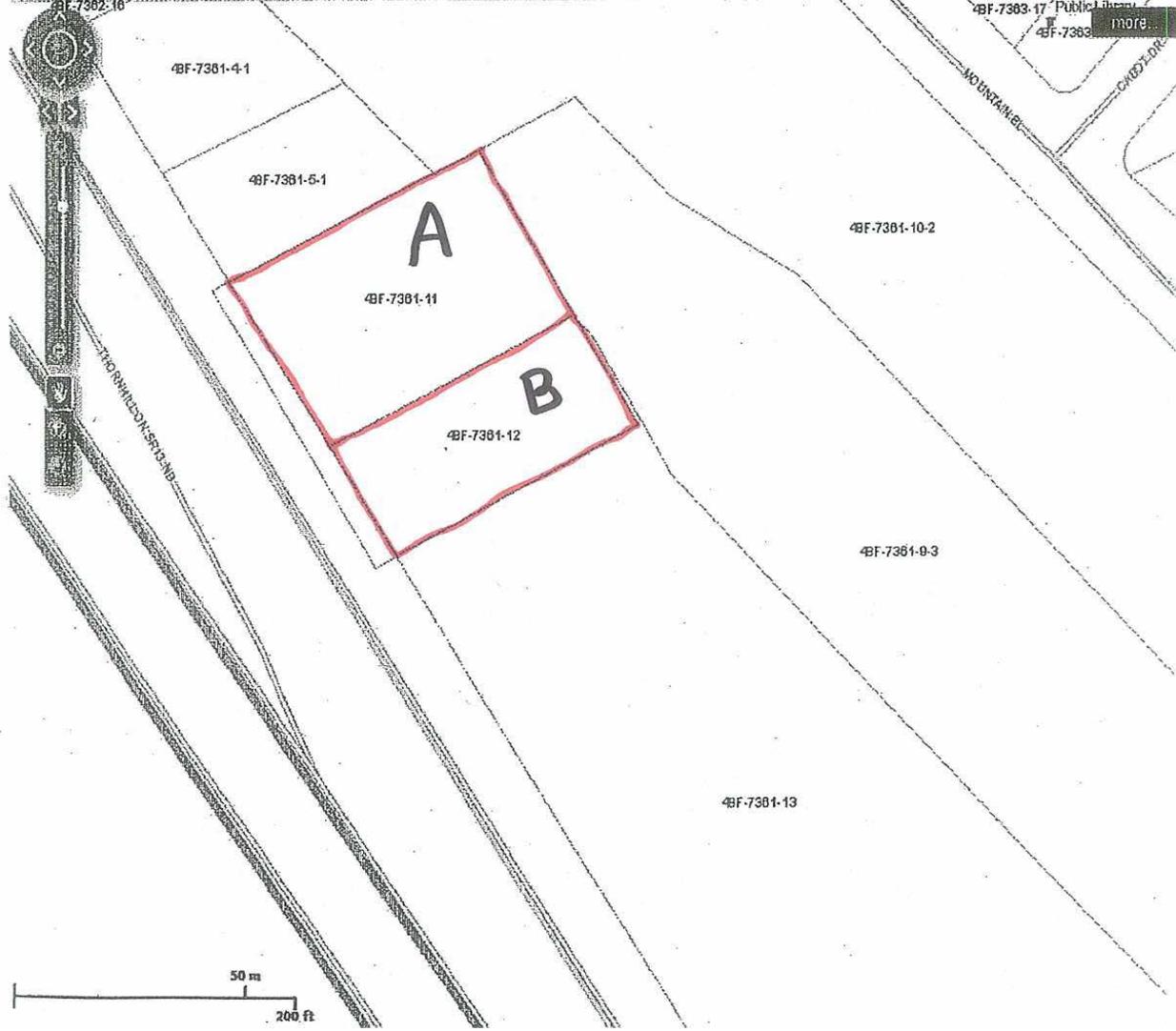


QUICK LINKS

SEARCH ACGOV

<< Assessor Homepage

Parcel Viewer
Alameda County Office of Assessor



6226 Moraga Ave.
map document



Attachment 4

1) Parcel 048F-7361-011-00; +/-23,884 sq. ft. – Parcel A

The northerly parcel is unimproved except for dirt paths and some miscellaneous concrete garden fixtures and other now unused improvements related to the recent occupancy of portion of the site by Metro PCS for data transmission purposes. There are numerous mature trees and extensive underbrush. Off the access easement along the north boundary is a small, cleared, and almost level asphalt paved parking area. Improvement of this area could allow for functional off-street parking for 4-5 cars. There is a storage shed on this parcel.

2) Parcel 048F-7361-012-00; +/-15,652 sq. ft. – Parcel B

This parcel is improved with the historic Montclair Fire Station which was constructed in 1927 and decommissioned c.1993 due to concerns that a facility for first responders should not be located on an active earthquake fault. Our interior inspection of the Property was limited due to lack of lighting. All openings to the building are currently boarded and closed, and no lighting fixtures are operable, in part due to recent vandalism and theft of the copper wiring.

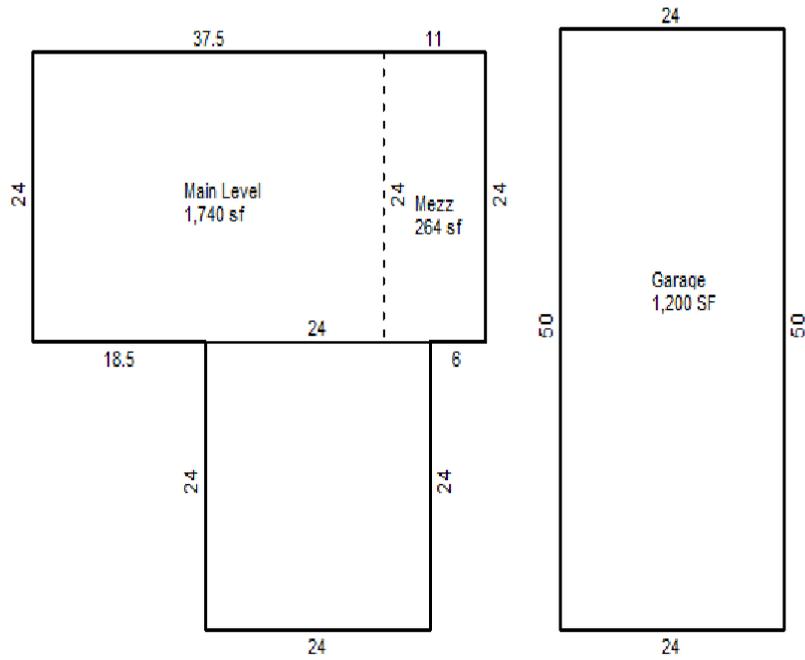
The structure is basically an unreinforced masonry building with a concrete frame. Its configuration is unusual and noteworthy. There is a level-in $\pm 1,200$ sq. ft. concrete garage (formerly for fire engines) at street level, fronting on Moraga Avenue. The pitched roof has a ceiling height of 12-14 feet. The ceiling (which is also the upper level floor) is a combination of wood frame beams, cement, and hollow tile, presumably meant to provide a fire-resistant barrier between the equipment garage and the upper residential areas.

On the upper level, the roof/ceiling is supported by a vaulted, exposed concrete beam structure with a reinforced poured-in-place roof structure/covering. Exposed exterior walls are unreinforced masonry. Access to this upper level is via either an internal stairwell from the garage level or via steps up from the street to a main door at the upper level. This level is divided into a dormitory at the front of the building and a main living room at the rear. Off the living room is a five-fixture bath, kitchen, and an additional bedroom. Above these ancillary rooms is a mezzanine (possible additional dormitory) containing ± 264 sq. ft. There are small gabled windows on each side of the gable roofs (there are 2 perpendicular gables) and additional windows in the masonry walls.

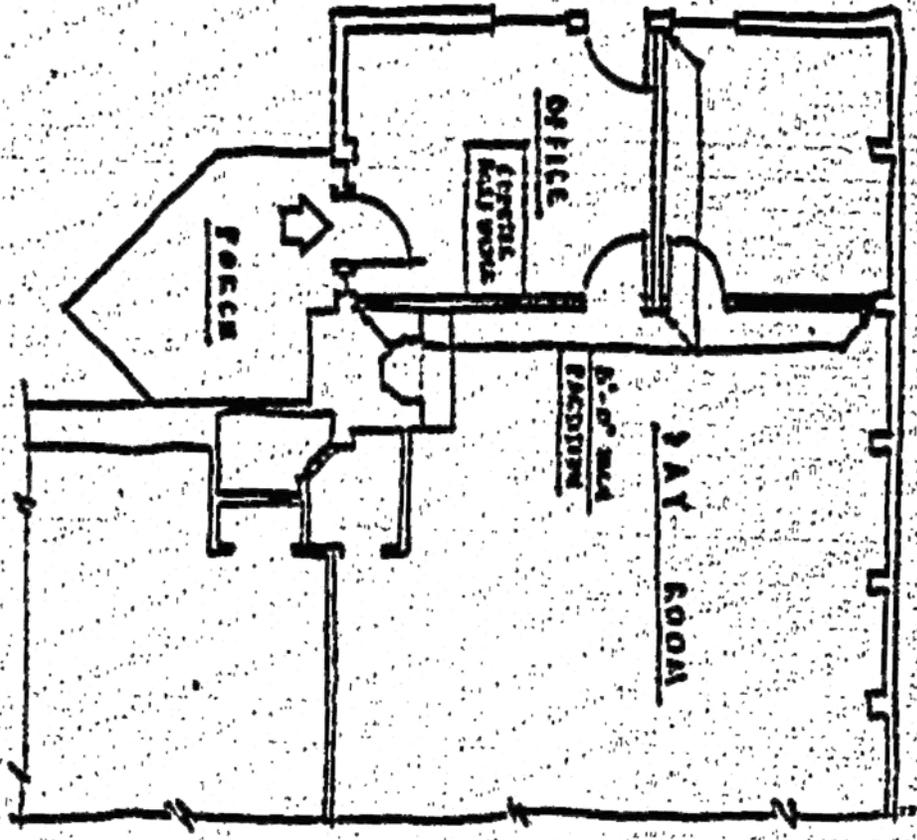
Attachment 5

Floor Plan for Parcel B

Level	Area
Garage	+/-1,200 sq. ft.
Main	+/-1,740 sq. ft.
Mezzanine	+/-264 sq. ft.
Total	+/-3,204



PARTIAL SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



SCALE 1/8" = 1'-0"

158847

158847

F.H. #24

POST CENTER No. 12660

2-A-1417

3-13-70

EXHIBIT A

The land referred to is situated in the County of Alameda, City of Oakland, State of California, and is described as follows:

Parcels A and B, as shown on Parcel Map No. 10091, filed May 21, 2014 in Book 326 of Parcel Maps, pages 1 through 3, inclusive, Alameda County Records.

APN's: 048F-7361-011 & 048F-7361-012



OLD REPUBLIC
TITLE COMPANY

555 12th Street, Suite 2000
Oakland, CA 94607
(510) 272-1121 Fax: (510) 208-5045

PRELIMINARY REPORT

UPDATED

CITY OF OAKLAND
250 Frank H Ogawa Plaza, 34314
Oakland, CA 94612

Our Order Number 1117015307-JM

Attention: Anthony Reese

When Replying Please Contact:

Julie Massey
JMassey@ortc.com
(510) 272-1121

Property Address:

6226 Moraga Avenue, Oakland, CA 94611

In response to the above referenced application for a policy of title insurance, OLD REPUBLIC TITLE COMPANY, as issuing Agent of Old Republic National Title Insurance Company, hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said Policy or Policies are set forth in Exhibit I attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the Homeowner's Policy of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit I. Copies of the Policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit I of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of February 9, 2018, at 7:30 AM

OLD REPUBLIC TITLE COMPANY
For Exceptions Shown or Referred to, See Attached

OLD REPUBLIC TITLE COMPANY
ORDER NO. 1117015307-JM
UPDATED

The form of policy of title insurance contemplated by this report is:

CLTA Standard Coverage Policy -1990. A specific request should be made if another form or additional coverage is desired.

The estate or interest in the land hereinafter described or referred or covered by this Report is:

Fee

Title to said estate or interest at the date hereof is vested in:

The City of Oakland, a municipal corporation

The land referred to in this Report is situated in the County of Alameda, City of Oakland, State of California, and is described as follows:

Parcels A and B, as shown on Parcel Map No. 10091, filed May 21, 2014 in [Book 326 of Parcel Maps, pages 1 through 3](#), inclusive, Alameda County Records.

APN's: 048F-7361-011 & 048F-7361-012

At the date hereof exceptions to coverage in addition to the Exceptions and Exclusions in said policy form would be as follows:

1. Taxes and assessments, general and special, for the fiscal year 2018 - 2019, a lien, but not yet due or payable.
2. The herein described property is not assessed takes for the current tax year due to the fact that said lands are owned by an exempt body. Should said lands be acquired by a taxable entity, a Tax Bill will be issued for the remainder of said tax year.
3. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Section 75, et seq., of the Revenue and Taxation Code of the State of California.
4. Any easements or lesser rights which may be claimed as to a portion of said land by the owners or users, including any rights incidental thereto which may be ascertained by making inquiry of such owners or users,
Of: Driveway
Affects: Northwesterly Portion of Parcel A
As Disclosed By: Agreement recorded [5/20/99 as 99-193095](#)

OLD REPUBLIC TITLE COMPANY
ORDER NO. 1117015307-JM
UPDATED

5. Rights or claims of easements not recorded in the public records.
6. Facts which would be disclosed by a comprehensive survey of the premises herein described.
7. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
8. The requirement that this Company be provided with a suitable Owner's Declaration (form ORT 174). The Company reserves the right to make additional exceptions and/or requirements upon review of the Owner's Declaration.

----- Informational Notes -----

- A. The applicable rate(s) for the policy(s) being offered by this report or commitment appears to be section(s) 1.1.
- B. The above numbered report (including any supplements or amendments thereto) is hereby modified and/or supplemented to reflect the following additional items relating to the issuance of an American Land Title Association loan form policy:

NONE

NOTE: Our investigation has been completed and there is located on said land a commercial building known as 6226 Moraga Avenue, Oakland, CA 94611.

The ALTA loan policy, when issued, will contain the CLTA 100 Endorsement and 116 series Endorsement.

Unless shown elsewhere in the body of this report, there appear of record no transfers or agreements to transfer the land described herein within the last three years prior to the date hereof, except as follows:

NONE

O.N.

OLD REPUBLIC TITLE COMPANY
ORDER NO. 1117015307-JM
UPDATED

- C. All transactions that close on or after March 1, 2015 will include a \$20.00 minimum recording service fee, plus actual charges required by the County Recorder.

Attachment 6

Exhibit I

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY - 1990 EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.-

(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;.
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments Which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims Which are not shown by the public records but which could be ascertained by an inspection of the land which may be asserted by persons in possession thereof,
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.



WHAT DOES OLD REPUBLIC TITLE DO WITH YOUR PERSONAL INFORMATION?

Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none"> • Social Security number and employment information • Mortgage rates and payments and account balances • Checking account information and wire transfer instructions <p>When you are no longer our customer, we continue to share your information as described in this notice.</p>
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Old Republic Title chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Old Republic Title share?	Can you limit this sharing?
For our everyday business purposes — such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes — to offer our products and services to you	No	We don't share
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For non-affiliates to market to you	No	We don't share

Go to www.oldrepublictitle.com (Contact Us)

Who we are	
Who is providing this notice?	Companies with an Old Republic Title name and other affiliates. Please see below for a list of affiliates.

What we do	
How does Old Republic Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit http://www.OldRepublicTitle.com/newnational/Contact/privacy .
How does Old Republic Title collect my personal information?	<p>We collect your personal information, for example, when you:</p> <ul style="list-style-type: none"> • Give us your contact information or show your driver's license • Show your government-issued ID or provide your mortgage information • Make a wire transfer <p>We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.</p>
Why can't I limit all sharing?	<p>Federal law gives you the right to limit only:</p> <ul style="list-style-type: none"> • Sharing for affiliates' everyday business purposes - information about your creditworthiness • Affiliates from using your information to market to you • Sharing for non-affiliates to market to you <p>State laws and individual companies may give you additional rights to limit sharing. See the "Other important information" section below for your rights under state law.</p>

Definitions	
Affiliates	<p>Companies related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> • Our affiliates include companies with an Old Republic Title name, and financial companies such as Attorneys' Title Fund Services, LLC, Lex Terrae National Title Services, Inc., Mississippi Valley Title Services Company, and The Title Company of North Carolina.
Non-affiliates	<p>Companies not related by common ownership or control. They can be financial and non-financial companies.</p> <ul style="list-style-type: none"> • Old Republic Title does not share with non-affiliates so they can market to you
Joint marketing	<p>A formal agreement between non-affiliated financial companies that together market financial products or services to you.</p> <ul style="list-style-type: none"> • Old Republic Title doesn't jointly market.

Other Important Information

Oregon residents only: We are providing you this notice under state law. We may share your personal information (described on page one) obtained from you or others with non-affiliate service providers with whom we contract, such as notaries and delivery services, in order to process your transactions. You may see what personal information we have collected about you in connection with your transaction (other than personal information related to a claim or legal proceeding). To see your information, please click on "Contact Us" at www.oldrepublictitle.com and submit your written request to the Legal Department. You may see and copy the information at our office or ask us to mail you a copy for a reasonable fee. If you think any information is wrong, you may submit a written request online to correct or delete it. We will let you know what actions we take. If you do not agree with our actions, you may send us a statement.

Affiliates Who May be Delivering This Notice

American First Abstract, LLC	American First Title & Trust Company	American Guaranty Title Insurance Company	Attorneys' Title Fund Services, LLC	Compass Abstract, Inc.
eRecording Partners Network, LLC	Genesis Abstract, LLC	Kansas City Management Group, LLC	L.T. Service Corp.	Lenders Inspection Company
Lex Terrae National Title Services, Inc.	Lex Terrae, Ltd.	Mara Escrow Company	Mississippi Valley Title Services Company	National Title Agent's Services Company
Old Republic Branch Information Services, Inc.	Old Republic Diversified Services, Inc.	Old Republic Exchange Company	Old Republic National Title Insurance Company	Old Republic Title and Escrow of Hawaii, Ltd.
Old Republic Title Co.	Old Republic Title Company of Conroe	Old Republic Title Company of Indiana	Old Republic Title Company of Nevada	Old Republic Title Company of Oklahoma
Old Republic Title Company of Oregon	Old Republic Title Company of St. Louis	Old Republic Title Company of Tennessee	Old Republic Title Information Concepts	Old Republic Title Insurance Agency, Inc.
Old Republic Title, Ltd.	Republic Abstract & Settlement, LLC	Sentry Abstract Company	The Title Company of North Carolina	Title Services, LLC
Trident Land Transfer Company, LLC				

Attachment 7

CITY OF OAKLAND



250 FRANK H. OGAWA PLAZA, SUITE 4314, OAKLAND, CALIFORNIA 94612-2033

Economic & Workforce Development
Real Estate Services Division

(510) 238-3541
FAX (510) 238-2240
TDD (510) 839-6451

December 29, 2015

Martin Klein & Ellen Soriano
6180 Moraga Ave.
Piedmont, CA 94511

Re: Driveway between 6180 Moraga Ave. and 6226 Moraga Ave.

Dear Mr. Klein & Ms. Soriano:

I received your voicemail regarding my letter to you dated November 17, 2015. Thank you for confirming that you do not have an easement or other agreement for the use of City land to access your property.

Your voicemail also expressed a concern about traffic safety. Please contact the City's Traffic Department by calling 510.238.3467.

Thank you for your attention to this information.

Sincerely,

Anthony J. Reese, MBA
Real Estate Agent
510-238-6357
areese@oaklandnet.com

Attachment 7

6180 Moraga Ave - Google Maps

<https://www.google.com/maps/place/6180+Moraga+Ave,+Piedmont,+CA+94611/@37.830...>

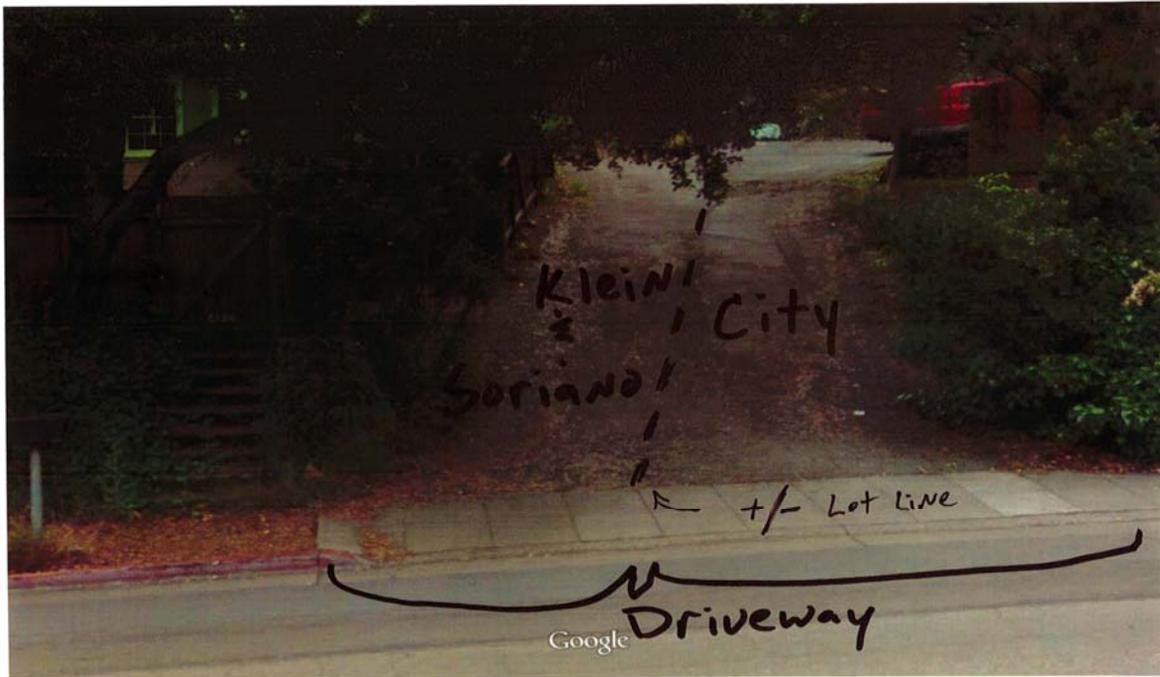
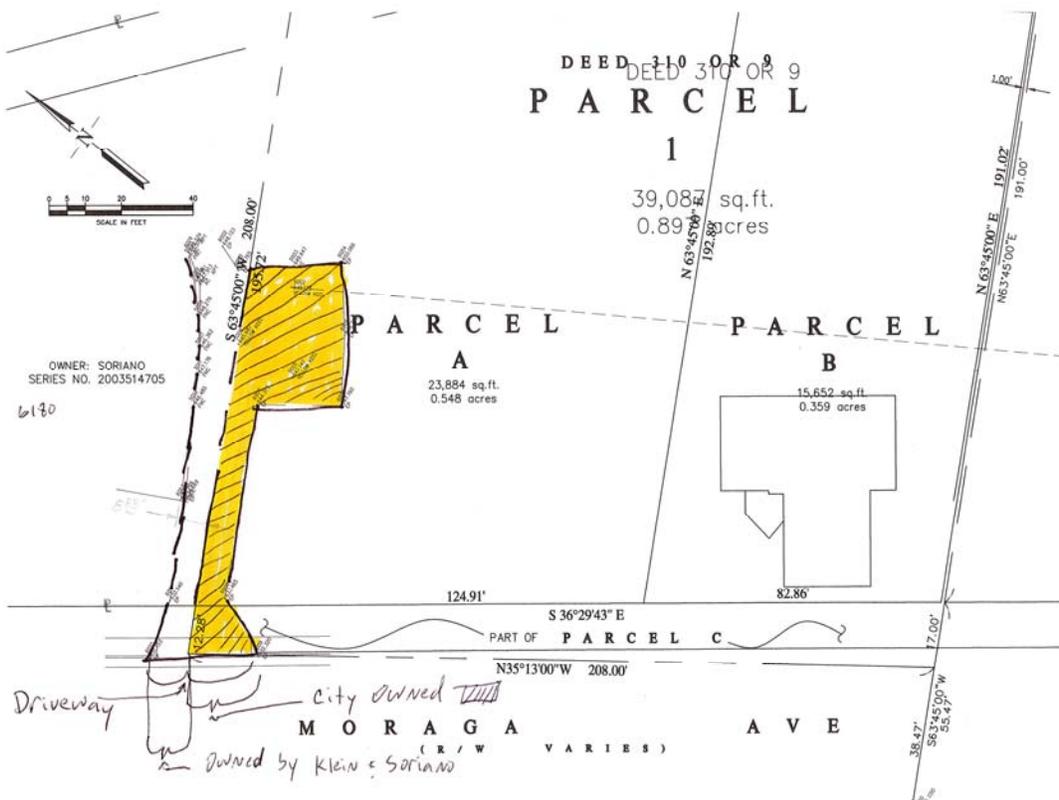


Image capture: Jun 2011 © 2015 Google

**6180
Moraga AVE**

**6226
Moraga AVE**

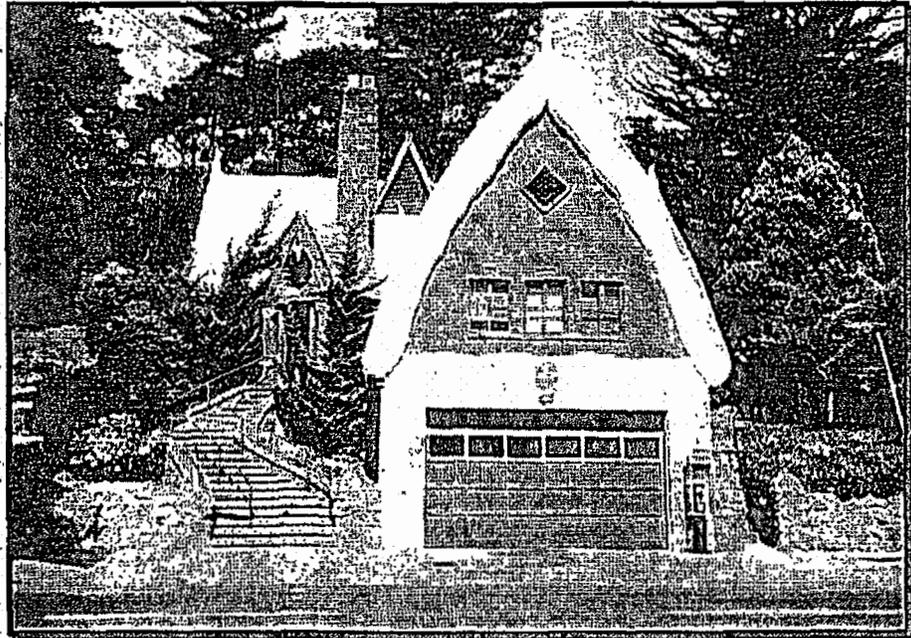
8/27/2015 11:39 AM



FIRE STATION #24

SEISMIC EVALUATION AND RECOMMENDATIONS

APN 048F 7361 009 04



PAUL F. FRATESSA ASSOCIATES, INC.
CONSULTING STRUCTURAL ENGINEERS

Fire Station #24

6226 Moraga Ave.

Evaluation and Recommendations

Review of Data

Drawings available for review included sheets 1 through 9 by the Department of Public Works, City Buildings, City of Oakland, dated 2/28/27. Drawings showing an alteration dated 12/12/63 were done by the Public Buildings Department, City of Oakland. Additional information was collected during a site visit, as noted on the following **Field Data** worksheet.

The structure is a combination of precast concrete elements, unreinforced brick and poured-in-place concrete. The alteration in 1963 added a layer of gunite over the entire roof and reinforced the ridge connections between precast elements with steel plates and bolts.

The structure is located on a site sloped 7:12 upward from Moraga Avenue. The apparatus room is 24' wide x 48' deep with a slab on grade at street level. Above the apparatus room is the dormitory area and behind this area is a 48' wide x 24' deep living area/offices completing a T-shaped plan.

The apparatus room walls on three sides are concrete retaining/basement walls cut into the hillside. The floor above the apparatus room is a concrete ribbed slab system spanning between the side walls. The ribs were formed with hollow clay tile which is still embedded in the slab. Upper level area not above the apparatus room is slab on grade.

The superstructure built above the upper level is a precast concrete arch system on 6' centers with an exterior skin of 3" thick, curved precast panels. The end walls were infilled with unreinforced brick.

Within the building the following non-structural observations were made:

- Lockers were not anchored.

Basis for Performance

The site is located within the Hayward fault zone and is underlain by marine sandstone soils. Because the structure is within the fault zone, near-field effects must be considered in the evaluation as well as recommendations. Because of the near-field location, amplification of ground motion by site soils is considered an issue.

The special consideration of fault offset within the building footprint is outside of the scope of this study; however, such a possibility should be considered as probable until geotechnical studies are made to study the precise fault location and probable location of future fault surface rupture. Access and egress from this site in an emergency will also be affected by fault rupture and should be considered in planning for the usability of emergency response equipment and personnel from this station.

The lateral force system is best described as a concrete shell and frame system. Because of the close proximity to the fault a higher level of site acceleration should be anticipated although there is little data to quantify the appropriate base acceleration. To attempt to account for the near-field accelerations, a Z value of .5 has been assigned as well as an I value of 1.25 and an R_w of 6. Based upon the 1991 UBC criteria, the baseline seismic force level is $(ZIC/R_w)W$, where $Z=0.5$, $I=1.25$, $C=2.75$ (the need-not-exceed value given in the Code), and $R_w=6$ for a bearing wall system with concrete walls. This yields a value of .29W for base shear.

Findings of Review

The building is unique not only in appearance but in structural system for its time of construction. The manner in which the precast elements are attached is critical to the seismic performance of any precast building. The attachments within this structure do not comply with current practice and fall well short of compliance with code provisions.

Especially due to its location on or very near the Hayward fault, the connections of this structure between elements should have a special toughness necessary to preclude failure of the connection. A connection failure would initiate a progressive collapse.

Elements of this structure also contain unreinforced brick walls and hollow clay tile that create falling hazards in the event of an earthquake. The brick and the tile are located in areas where their falling would create a life safety threat.

The gunite placed in the previous work did help develop the roof shell as a true diaphragm. Unfortunately, there are no shear transfer mechanisms between the gunite and the shear elements below. In the case of the north-south walls they do not provide sufficient shear resistance even if the load was transferred to them.

The arches were reviewed as transverse bracing bents and it was found that under such loading the DCRs were close to 6, which is an unacceptable level.

The lower concrete structure that houses apparatus appears to have sufficient strength; however, a portion of the overhead slab was formed with hollow clay tile that could be a definite life safety problem.

The retrofit of this structure must be comprehensive.

Demand-to-Capacity (DCR) Summary For Evaluated Elements

<u>Element</u>	<u>Reference</u>	<u>DCR</u>
Typical Arch Resisting Tributary Load	A	5.82
Gunite Roof/Shear Wall	B	1.60
North/South Walls as Shear Walls	C	22.00
Pier at Apparatus Rm Entry	D	1.29
Beam at Apparatus Rm Entry	E	1.15
Slab over Apparatus Room	F	1.07

Recommended Rehabilitation

Recommendations are given in order of priority. The location of the recommended work is noted on the key plan that follows.

Primary (P)

1. Make a shear transfer between the roof, the walls and the foundations and provide a positive tension tie at the concrete bents to restrain the lateral kick.
2. Provide positive shear and tension ties from the precast concrete arch connections to the center diagonal arches.

3. Remove the unreinforced brick at the front and side elevations and replace with a reinforced brick wall system. As an alternate, gunite the interior of the brick wall and tie the bricks back into the gunite.
4. Make a positive tie at the re-entrant corner.
5. Remove the hollow clay tile at the apparatus room soffit.
6. Remove, reinforce or brace the unreinforced brick at the chimney.

Secondary (S)

None

Estimated Cost of Rehabilitation

The estimated cost is based on the description of work outlined in the recommendations above. The estimate assumes all work will be done at the same time and that there will be no occupant restrictions on access to work. The estimate includes a 20% contingency, an inflation allowance of 3.5% per year, a 19% profit and overhead, and an allowance for testing and inspection fees.

Summary of Estimate Cost

<u>Item</u>	<u>Priority</u>	<u>Cost</u>
1.	P	\$44,800
2.	P	\$17,100
3.	P	\$42,500
4.	P	\$11,400
5.	P	\$4,100
6.	P	\$30,300
	Total:	\$150,200

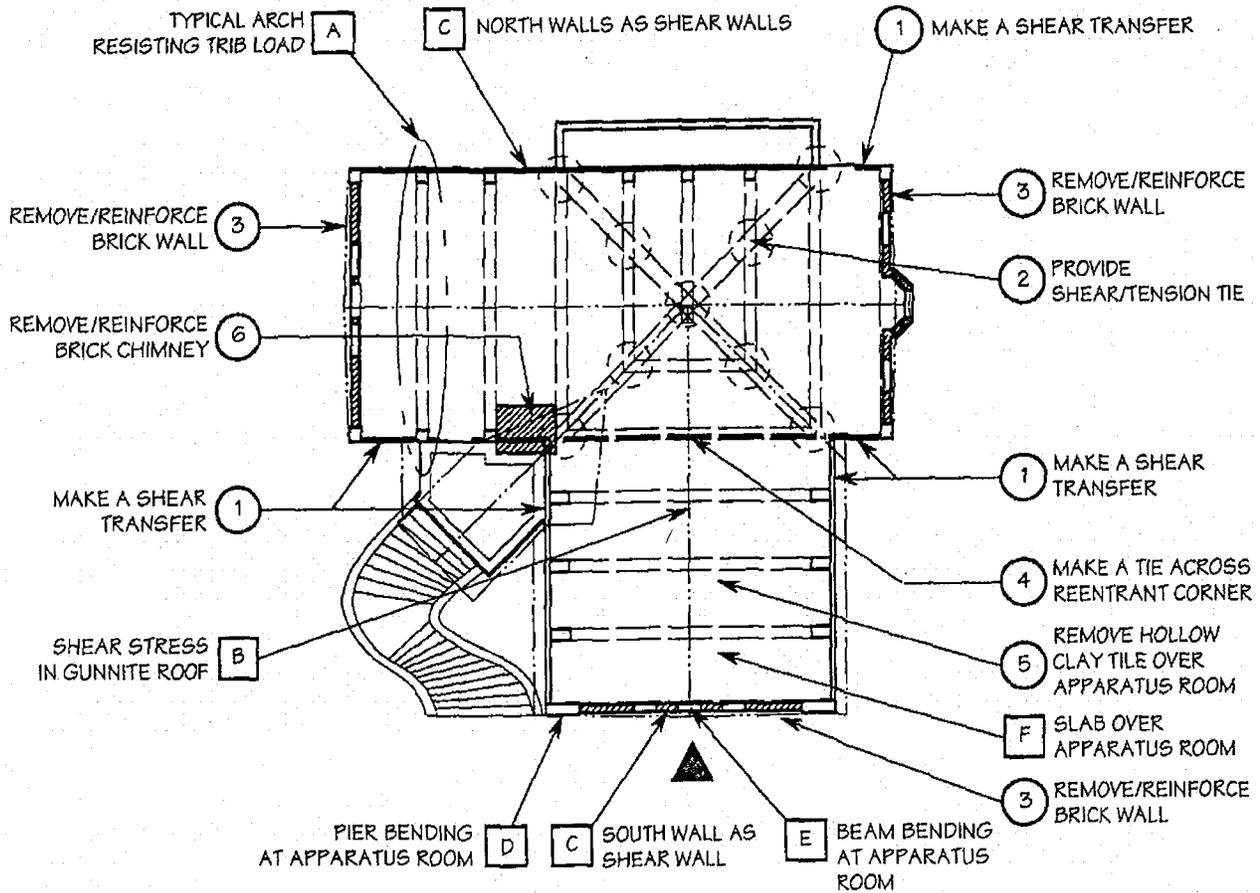
Rating of Building

The rating of the building, based upon its present condition and using the University of California criteria given in the Appendix, is "VERY POOR" based primarily on the lack of adequate continuity between building elements and the presence of unreinforced brick and hollow clay tile. Retrofitting as proposed would lead to a "GOOD" rating.

Recommended Elements for Future Study

The recommended elements for future study include those elements of the building structure that were deemed key elements that could not be reliably confirmed as adequate. Investigation of such elements were determined to be beyond the scope of this review when destructive investigation or testing would be required to determine the present conditions for a given element.

- Evaluate the potential for seismically-induced landslides of the hill behind the fire station.



- ① Represents location of the numbered recommendation given in the evaluation
- A Represents location of element reviewed in the calculations
- ▲ Represents apparatus room entry
- ↑ Direction of photo taken

FIRE STATION # 24
 KEY PLAN
 1/16" = 1'-0"



Building Location

6226 Moraga Ave

(Capt. Ironside)

Building Data

Year Built

1927

Evidence of Remodeling or Renovation

Building Shape

"L" shape plan / peaked roof

Number of Stories

two plus apparatus room

Story Height

varies / ~12'

Total Height

36' from app. rm. to roof peak

Length

53'

Width

48'

Construction Data

Gravity Load Structural System

Exterior Transverse Walls

brick

Exterior Longitudinal Walls

brick

Roof Materials/Framing

conc. on wood beams

Intermediate Floors/Framing

Ground Floor

Columns

Foundations

Lateral Force Resisting System

Roof Diaphragm or Bracing

Intermediate Floor Diaphragm or Bracing

Vertical Bracing Elements

Connectors

Building Classification

- 1. Wood
- 2. Steel Moment Frame
- 3. Braced Steel Frame
- 4. Light Steel Moment Frame with Longitudinal Tension-Only Bracing
- 5. Steel Framing with Cast-In-Place Concrete Walls
- 6. Steel Framing with Infilled Walls of Unreinforced Masonry
- 7. Concrete Moment Frame
- 8. Concrete Shear Walls
- 9. Concrete Frame with Infilled Walls of Unreinforced Masonry
- 10. Tilt-Up Concrete
- 11. Precast Concrete Frame and Concrete Shear Walls
- 12. Reinforced Masonry Walls with Wood or Metal Deck Diaphragms
- 13. Reinforced Masonry Bearing Walls with Precast Concrete Diaphragms
- 14. Brick

yes

yes

yes

General Condition of Building

good

Soil & Settlement Conditions

none apparent / large slope bank at rear of bldg.

Special Features/Comments

minor earthquake damage and repair to front public entrance /
some bricks appear to be displaced

Add Bldg.	Find Bldg...	Find All Bldgs.	Delete Bldg.	View Previous Bldg.
 1	Baseboard Adhesive	<input type="checkbox"/> 	<input type="checkbox"/> PRESUMED	Upstairs areas
 2	Duct Tape	<input type="checkbox"/> 	<input type="checkbox"/> PRESUMED	Furnace room, probab heat ducting
 3	Carpet Adhesive	<input type="checkbox"/> 	<input type="checkbox"/> PRESUMED	Loft
 4	Matl Type Desc Not Provided By Trc	<input type="checkbox"/> 	Walls Stucco <input type="checkbox"/> Yes	Throughout exterior
 5	Plaster	<input type="checkbox"/> 	Paints over interior <input type="checkbox"/> No	Engine room, RR, Main

Lead Paint [Add Lead Paint Sample](#) o212400 Old Firehouse No. 24 [Go to](#)

--

IAQ [Add IAQ Item](#) o212400 Old Firehouse No. 24 [Go to](#)

--

[Add Bldg.](#)
[Find Bldg.](#)
[Find All Bldgs.](#)
[Delete Bldg.](#)
[View Previous Bldg.](#)

DATE LAST PERFORMED	INSP. TYPE	INTERVAL DAYS	REGARDING	STATUS	ASSIGN. TO	DUE DATE	NOTE
9/13/00	Asbestos			OK	Oakla		
11/15/96	Asbestos			OK	Oakla		
							

Due Date color coding: OK - Black, Action Needed- Orange

City of Oakland Asbestos Notification List

Site: Old Firehouse No. 24
 Bldg ID: o212400, Old Firehouse No. 24
 6226 Moraga Avenue
 Oakland, CA

HM	Material Description	Quantity	Floor(s)	Location(s)	Contains Asbestos	Content
1	Baseboard Adhesive,	300 Linear Feet		Upstairs areas		PRESUMED
2	Duct Tape,	100 Linear Feet		Furnace room, probable all heat ducting		PRESUMED
3	Carpet Adhesive,	1 Square Feet		Loft		PRESUMED
4	Matl Type Desc Not Provided By Trc, Walls Stucco	4,000 Square Feet		Throughout exterior	Yes	2 % Chrysotile
5	Plaster, Paints over interior	Square Feet		Engine room, RR, Main floor	No	NONE DETECTED
6	Duct Insulation,	300 Square Feet		Garage, furnace room, probable on all heat ducting	Yes	60 % Chrysotile
7	Ceiling Tile, 4' x 8' Damaged	Square Feet		Main floor ceiling near fireplace		
8	Drywall And Joint Compound,	300 Square Feet		Furnace room, North room	Yes	4 % Chrysotile

City of Oakland

Asbestos Notification List

Site: Old Firehouse No. 24
Bldg ID: o212400, Old Firehouse No. 24
6226 Moraga Avenue
Oakland, CA

HM	Material Description	Quantity	Floor(s)	Location(s)	Contains Asbestos	Content
9	Floor Tile And Adhesive,	2,600 Square Feet		Kitchen; upstairs areas	Yes	7 % Chrysotile

UNDERGROUND STORAGE TANK FACILITY REPORT

StID#: 4023 Site Status = R

Facility Name / Owner	Facility Address	FacIDSta	Stat
Oakland Fire Station #24 City Of Oakland	6226 Moraga Ave Oakland CA 94611	39599	R
		#Tanks:	0

FINANC. RESP. EXPIR:	Mail Address	BILLDATE:
Contact: Station #24	7101 Edgewater Dr.	02/05/88
Phone: Fac: 444-3322	Oakland CA 94621	ACCT# T71055
EMERGENCY PHONES ... DAY: 444-3322	... NITE: 444-3322	
STATE SURCHARGES:	PERMITTING HISTORY:	
Paid: 06/30/88	PermitIssu:	St.Appl.Dt:
PermHist: Next Due:	PermitExpi:	Old Perms:
REMOVED 1 UST 7/93. 1 UST Paid.		30 DAYS
OVERDUE 08/17/92		

--- Tank Information Using Codes from FORM-B ---

Per Tank Info:	Sngl/Dbl	Last Test	Freq (#Mos)
State ID	1 Material	TANKS:	
Owner ID	CorrProt	PIPES:	
Location	SpilProt	Year Pump Interlock Installed:	
TStatus	A OverProt	STATE SURCHARGE Paid :	11/15/93
DtInstal	01/01/83 TLeakDet 2,4,6	" " Next Due:	
DtRemovd	PIPE:Const	TANK APPLICATION DATE :	
Capacity	6000 Material	TANK Permit Issue Date:	02/16/94
Contents	PremUnld PLeakDet	TANK Permit Expir Date:	

Per Tank Info:	Sngl/Dbl	Last Test	Freq (#Mos)
State ID	2 Material	TANKS:	
Owner ID	CorrProt	PIPES:	
Location	SpilProt	Year Pump Interlock Installed:	
TStatus	A OverProt	STATE SURCHARGE Paid :	11/15/93
DtInstal	01/01/83 TLeakDet 2,4,6	" " Next Due:	
DtRemovd	PIPE:Const	TANK APPLICATION DATE :	
Capacity	10000 Material	TANK Permit Issue Date:	02/16/94
Contents	PlusUnld PLeakDet	TANK Permit Expir Date:	

Per Tank Info:	Sngl/Dbl	Last Test	Freq (#Mos)
State ID	3 Material	TANKS:	
Owner ID	CorrProt	PIPES:	
Location	SpilProt	Year Pump Interlock Installed:	
TStatus	A OverProt	STATE SURCHARGE Paid :	11/15/93
DtInstal	01/01/83 TLeakDet 2,4,6	" " Next Due:	
DtRemovd	PIPE:Const	TANK APPLICATION DATE :	
Capacity	8000 Material	TANK Permit Issue Date:	02/16/94
Contents	RegUnld PLeakDet	TANK Permit Expir Date:	

*Wrong
Cancel*

5/12/97
*Leslie
Please enter info from
form B into tank
file for [signature]*

Don

* There's 3 tanks
in Tinfo and only one
for B. Which tank is the
form for? State ID ~~says~~
tank #1 for Reginald. In
tinfo it says premuld.
hestic

Attachment 11
ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6777

REMEDIAL ACTION COMPLETION CERTIFICATION

StID 4023 - 6220 Moraga Ave, Oakland, CA

September 15, 1995

Mr. Andrew Clark-Clough
City of Oakland-Public Works
1333 Broadway
Oakland, CA 94612

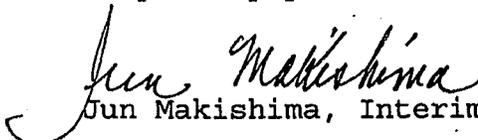
Dear Mr. Clark-Clough:

This letter confirms the completion of site investigation and remedial action for the former underground storage tank (1,000 gallon gasoline tank) removed from the above site on May 18, 1993. Enclosed is the Case Closure Summary for the referenced site for your records.

Based upon the available information, including the current land use, and with the provision that the information provided to this agency was accurate and representative of site conditions, no further action related to the underground tank release is required.

This notice is issued pursuant to a regulation contained in Title 23, Division 3, Chapter 16, Section 2721(e) of the California Code of Regulations. Please contact Ms. Eva Chu at (510) 567-6700 if you have any questions regarding this matter.

Very truly yours,


Jun Makishima, Interim Director

cc: Chief, Division of Environmental Protection
Kevin Graves, RWQCB
Mike Harper, SWRCB (with attachment)
files (fire24.3)

ENVIRONMENTAL

SEP 11 1995

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION

Date: June 28, 1995

Agency name: Alameda County-HazMat Address: 1131 Harbor Bay Pkwy
City/State/Zip: Alameda, CA 94502 Phone: (510) 567-6700
Responsible staff person: Eva Chu Title: Hazardous Materials Spec.

II. CASE INFORMATION

Site facility name: Firehouse #24
Site facility address: 6220 Moraga Ave, Oakland 94611
RB LUSTIS Case No: N/A Local Case No./LOP Case No.: 4023
URF filing date: Not needed SWEEPS No: N/A

Responsible Parties: Addresses: Phone Numbers:
City of Oakland-Public Works 1333 Broadway, Oakland 94612
Attn. Andrew Clark-Clough

<u>Tank No:</u>	<u>Size in gal.:</u>	<u>Contents:</u>	<u>Closed in-place or removed?:</u>	<u>Date:</u>
1	1,000	Gasoline	Removed	5/18/93

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: Unknown
Site characterization complete? YES
Date approved by oversight agency: 3/20/95
Monitoring Wells installed? No Number:
Proper screened interval? NA
Highest GW depth below ground surface: Lowest depth:
Flow direction: NA
Most sensitive current use: Residential
Are drinking water wells affected? No Aquifer name: Unknown
Is surface water affected? No Nearest affected SW name:
Off-site beneficial use impacts (addresses/locations): None

Report(s) on file? YES Where is report(s) filed? Alameda County
1131 Harbor Bay Pkwy
Alameda, CA 94502

Treatment and Disposal of Affected Material:

<u>Material</u>	<u>Amount (include units)</u>	<u>Action (Treatment or Disposal w/destination)</u>	<u>Date</u>
Tank Piping	1 UST	H & H, San Francisco	5/18/93
Free Product Soil	7 gallon	Alviso Independent Oil, Alviso	1/29/93
Groundwater Barrels	300 gallon	PRC Patterson, Patterson	5/18/93

Maximum Documented Contaminant Concentrations - - Before and After Cleanup

Contaminant	Soil (ppm)		Water (ppb)	
	<u>Before</u>	<u>After</u>	<u>Before*</u>	<u>After</u>
TPH (Gas)	ND		ND	
TPH (Diesel)	ND			
Benzene	ND		.9	
Toluene	ND		ND	
Ethylbenzene	ND		ND	
Xylenes	ND		ND	
Oil & Grease	TPH-MO	ND		
Heavy metals	Total Pb	25		
Other				

* Grab groundwater sample from soil boring

Comments (Depth of Remediation, etc.):

When a 1,000 gallon gasoline UST was removed a strong hydrocarbon odor was detected from the pea gravel backfill. Perched water was encountered at 5' depth.

IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? **YES**
 Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? **YES**
 Does corrective action protect public health for current land use? **YES**
 Site management requirements: **None**

Should corrective action be reviewed if land use changes? **YES**
 Monitoring wells Decommissioned: **NA**
 Number Decommissioned: Number Retained:
 List enforcement actions taken: **None**
 List enforcement actions rescinded: **NA**

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Eva Chu Title: Haz Mat Specialist

Signature: *Eva Chu* Date: 8/16/95

Reviewed by

Name: Barney Chan Title: Haz Mat Specialist

Signature: *Barney Chan* Date: 6/29/95

Name: Madhulla Logan Title: Haz Mat Specialist

Signature: *Madhulla Logan* Date: 8/12/95

VI. RWQCB NOTIFICATION

Date Submitted to RB: 8/17/95 RB Response: *Approved*

RWQCB Staff Name: Kevin Graves Title: AWRCE

Signature: *Kevin Graves* Date: 9/6/95

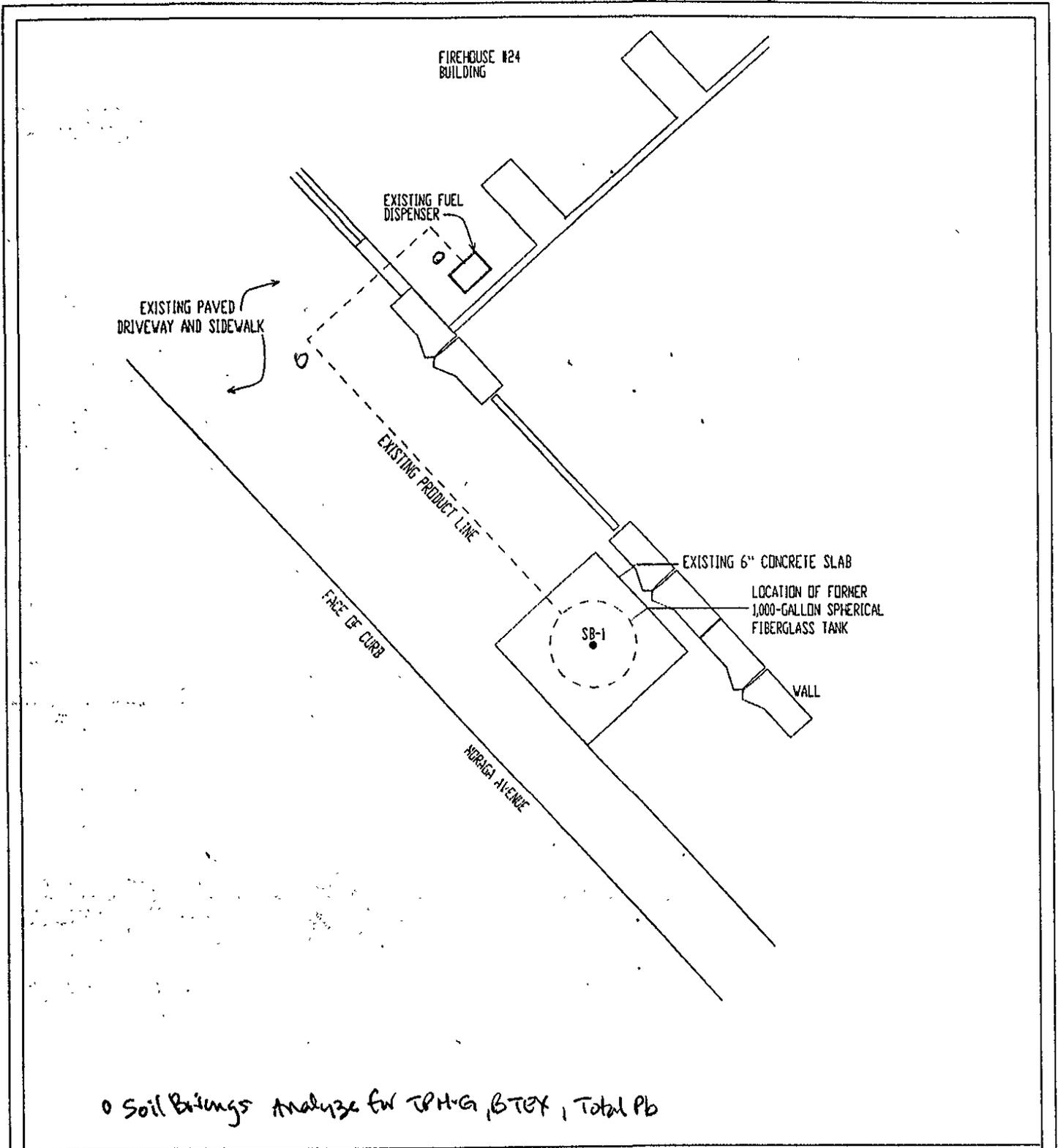
VII. ADDITIONAL COMMENTS, DATA, ETC.

Soil samples collected from the east and west sidewall at 8.5 and 10' depth did not detect TPH-G, TPH-D, or BTEX. But a sheen was observed on the perched water surface.

To better evaluate soil and groundwater quality beneath the site, a soil boring was advanced through the former tank pit to a depth of 27.5'. Soil samples collected at 13.5 and 23.5' depths did not detect TPH-G or BTEX. Perched groundwater was encountered in the backfilled material. It is believed this water is from a leaking water pipe as well as drainage from the landscaped hillside. First encountered groundwater is believed to be at approximately 23.5-27.5' depth, under confined conditions. A grab groundwater sample collected, after stabilizing at 4.5', detected .9 ppb benzene. TPH-G and TEX were not detected.

Soil samples were also collected beneath the dispenser and piping, and did not detect TPH-G or BTEX.

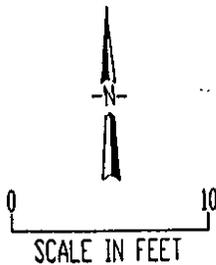
Additional soil and groundwater investigations are not required at this site.



0 Soil Borings Analyze for TPH+G, BTEX, Total Pb

LEGEND

SB-1 NAME AND LOCATION OF SOIL BORING



TANK PROTECT ENGINEERING

SITE PLAN
SOIL BORING LOCATION MAP (12/28/93)

FIREHOUSE #24
6226 MORAGA AVENUE
OAKLAND, CA 94611

DATE	1/11/94
FIGURE	1
FILE #	235-3A-1
DRAWN BY	VK
CHECKED BY	LH

Attachment 11
ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J. KEARS, Agency Director

StID 4023

July 23, 1993

Ms. Julie Carver
City of Oakland
Environmental Affairs Division
1333 Broadway, Suite 800
Oakland, CA 94612

**Subject: Soil Sampling at Firehouse #24, 6226 Moraga Avenue.,
Oakland, CA 94611**

Dear Ms. Carver:

I have completed review of Subsurface Consultants' Fuel Tank Removal Report, dated July 2, 1993, for the above referenced site. When a 1,000 gallon gasoline tank was removed, sidewall soil samples collected did not detect TPH-G or BTEX. However, the tank removal was complicated with water seepage into the pit from an unknown source, but believed to be from a leaking water pipe. With the limited access, time constraints and the continuous sloughing of pea gravel from the side walls, a representative water sample could not be collected. In addition, strong fuel odor was detected in the pea gravel backfill. For these reasons, site closure cannot be recommended at this time.

Furthermore, backfill materials were replaced into the pit without proper characterization. Hopefully at this time, the leaking water line has been repaired and the pit will be free of water. When the backfill is removed for characterization, two (2) soil samples should be taken within two feet of native soil to confirm that soil has not been impacted by any leaks or overflow from the tank recently removed, or from the tank removed in 1979. And if groundwater is encountered, a water sample shall be taken. All samples collected should be analyzed for TPH-G, BTEX and total lead.

Re-excavation should begin **within 30 days of the date of this letter**. Please notify this office 48 hours prior to the start of field activity. If you have any questions or comments, I can be reached at (510) 271-4530.

eva chu
Hazardous Materials Specialist

cc: Jim Bowers, Subsurface Consultants, Inc., 171 12th Street,
Suite 201, Oakland, CA 94607

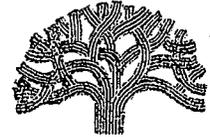
fire24.1

R01010

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

CITY OF OAKLAND



CITY HALL • 1333 BROADWAY • OAKLAND, CALIFORNIA 94612

Office of Public Works

(510) 238-3961
FAX: (510) 238-2233
TDD (510) 839-6451

July 16, 1993

Alameda County Health Care Services Agency
Department of Environmental Health
ATTN: Ms. Eva Chu
80 Swan Way, Room 200
Oakland, CA 94621

**Subject: Firehouse No. 24
6226 Moraga Avenue
Oakland, California**

Dear Ms. Chu:

Enclosed please find a closure report detailing the May 18, 1993 removal of a 1,000 gallon underground gasoline fuel tank at Firehouse Number 24 located at 6226 Moraga Avenue in Oakland. This report was prepared by Subsurface Consultants, Inc. (Subsurface) on behalf of the City of Oakland (City). The report summarizes the tank removal activities and discusses the analytical results obtained from the sample locations in the underground storage tank excavation.

During tank removal operations the tank was inadvertently punctured by the backhoe. Other than that, no holes were observed in the tank. The analytical test results obtained from the excavation indicate that gasoline and its constituents were not present in the soil beneath the tank at concentrations above reporting limits. Based on this evidence, the City concludes that there has been no unauthorized release of gasoline from this tank. It does not appear that further investigation or remediation is warranted for this site. Accordingly, we hereby request "site closure" for Firehouse Number 24.

Please feel free to contact me at your earliest convenience to discuss any questions that you may have regarding the enclosed documents or our request. I can be reached during normal business hours at (510) 238-6361.


Julie A. Carver
Environmental Programs Supervisor

cc: Harry Schrauth, OPW Administration (without enclosure)
James Ashley, Office of General Services (with enclosure)
Rich Hiett, RWQCB (with enclosure)
Jim Bowers, Subsurface Consultants, Inc. (without enclosure)

white -env.health
yellow -facility
pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Inspection Form

80 Swan Way, #200
Oakland, CA 94621
(415) 271-4320

II, III

Site ID # _____ Site Name Oak Fire House 24 Today's Date 5/18/93

II.A BUSINESS PLANS (Title 19)

- 1. Immediate Reporting 2703
- 2. Bus. Plan Stds. 25503(b)
- 3. RR Cars > 30 days 25503.7
- 4. Inventory Information 25504(a)
- 5. Inventory Complete 2730
- 6. Emergency Response 25504(b)
- 7. Training 25504(c)
- 8. Deficiency 25505(a)
- 9. Modification 25505(b)

Site Address 6226 Moraga

City Oakland Zip 94611 Phone _____

___ MAX AMT stored > 500 lbs, 55 gal., 200 cft.?

Inspection Categories:

- I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- II. Business Plans, Acute Hazardous Materials
- III. Underground Tanks Removal

end 5:00 pm

* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

II.B ACUTELY HAZ. MATLS

- 10. Registration Form Filed 25533(a)
- 11. Form Complete 25533(b)
- 12. RMPP Contents 25534(c)
- 13. Implement Sch. Req'd? (Y/N) _____
- 14. OffSite Conseq. Assess. 25524(c)
- 15. Probable Risk Assessment 25534(d)
- 16. Persons Responsible 25534(g)
- 17. Certification 25534(i)
- 18. Exemption Request? (Y/N) _____
- 19. Trade Secret Requested? 25538

III. UNDERGROUND TANKS (Title 23)

- | | |
|--|---|
| General | <input type="checkbox"/> 1. Permit Application 25284 (H&S) |
| | <input type="checkbox"/> 2. Pipeline Leak Detection 25292 (H&S) |
| | <input type="checkbox"/> 3. Records Maintenance 2712 |
| | <input type="checkbox"/> 4. Release Report 2651 |
| | <input type="checkbox"/> 5. Closure Plans 2670 |
| Monitoring for Existing Tanks | <input type="checkbox"/> 6. Method |
| | 1) Monthly Test |
| | 2) Daily Vadose |
| | Semi-annual groundwater |
| | One time soils |
| | 3) Daily Vadose |
| | One time soils |
| | Annual tank test |
| | 4) Monthly Gndwater |
| | One time soil |
| 5) Daily Inventory | |
| Annual tank testing | |
| Cont pipe leak det | |
| Vadose/gndwater mon. | |
| 6) Daily Inventory | |
| Annual tank testing | |
| Cont pipe leak det | |
| 7) Weekly Tank Gauge | |
| Annual tank testing | |
| 8) Annual Tank Testing | |
| Daily Inventory | |
| 9) Other _____ | |
| New Tanks | <input type="checkbox"/> 7. Precs Tank Test 2643 |
| | Date: _____ |
| | <input type="checkbox"/> 8. Inventory Rec. 2644 |
| | <input type="checkbox"/> 9. Soil Testing. 2646 |
| <input type="checkbox"/> 10. Ground Water. 2647 | |
| <input type="checkbox"/> 11. Monitor Plan 2632 | |
| <input type="checkbox"/> 12. Access. Secure 2634 | |
| <input type="checkbox"/> 13. Plans Submit 2711 | |
| Date: _____ | |
| <input type="checkbox"/> 14. As Built 2635 | |
| Date: _____ | |

Comments:

Okay 020h - City of Oak
Dwight Langford OFD

Water in pit. May be due to leaking water lines, water pumped out.
col 69% 02-1%
6' diameter fiberglass tank @ - holes noted appear to be from excavation activities.
Strong odor in pea gravel backfill.
Water was still encountered at 9' depth.
Side wall soil sample taken from east wall at 8'-8.5' depth. clay soil - gray/blue stain.
Side wall soil sample taken from west wall at 8 1/2' Black clay - slight odor.

No water sample taken
Piping needs to be capped and filled if they cannot be removed

Rev 6/88

II, III

Contact: _____
Title: _____
Signature: MCC

Inspector: Eva Chu
Signature: Eva Chu

Attachment 11

Alameda County - Department of Environmental Health - Hazardous Materials Division
805 Way, #200 Oakland, CA 94621 (510) 271-1000

BILLING ADJUSTMENT FORM

Billing Acct.#	
<input type="checkbox"/> Generator...H	_____
<input type="checkbox"/> HMMP.....L	_____
<input checked="" type="checkbox"/> UST.....T	71055

Date: 7.14.93
(400223)
HazMat Site ID# : 4023

Caller : _____ Phone : _____
Company Name : Oakland Fire Station #24
Site Address : 6226 Moraga Ave. Oakland 94611
City Zip
Requested Changes : 1 ust removed
Initials: _____

Rescind Bill with explanation and date (if available):

- Generator _____
- HMMP (AB2185) _____
- UST Removed 1 ust

Continue Billing With Following Changes:

- | | | |
|--|----------|----------|
| | From : | To : |
| <input type="checkbox"/> Change number of EMPLOYEES | _____ | _____ |
| <input checked="" type="checkbox"/> Change number of TANKS | <u>1</u> | <u>0</u> |
| <input type="checkbox"/> HMMP (AB2185) | _____ | _____ |
| <input type="checkbox"/> Updated information | _____ | _____ |

Business Name _____ Phone: _____
SITE Address _____
City Zip
BILLING Address _____
City Zip

Inspector: [Signature] Date: 7/14/93

Sent to Billing
on 7/14/93
Rev 12/91 Mac-BillAdj-2

STATE OF CALIFORNIA
STATE WATER RESOURCES CONTROL BOARD
UNDERGROUND STORAGE TANK PERMIT APPLICATION - FORM A



COMPLETE THIS FORM FOR EACH FACILITY/SITE

MARK ONLY ONE ITEM	<input type="checkbox"/> 1 NEW PERMIT	<input type="checkbox"/> 3 RENEWAL PERMIT	<input type="checkbox"/> 5 CHANGE OF INFORMATION	<input checked="" type="checkbox"/> 7 PERMANENTLY CLOSED SITE
	<input type="checkbox"/> 2 INTERIM PERMIT	<input type="checkbox"/> 4 AMENDED PERMIT	<input type="checkbox"/> 6 TEMPORARY SITE CLOSURE	

I. FACILITY/SITE INFORMATION & ADDRESS - (MUST BE COMPLETED)

DBA OR FACILITY NAME <i>Fire House #124</i>		NAME OF OPERATOR <i>City of Oakland</i>		
ADDRESS <i>12216 Moraga Ave.</i>		NEAREST CROSS STREET	PARCEL # (OPTIONAL)	
CITY NAME <i>Oakland</i>		STATE <i>CA</i>	ZIP CODE <i>94621</i>	SITE PHONE # WITH AREA CODE
<input checked="" type="checkbox"/> BOX TO INDICATE <input type="checkbox"/> CORPORATION <input type="checkbox"/> INDIVIDUAL <input type="checkbox"/> PARTNERSHIP <input type="checkbox"/> LOCAL AGENCY DISTRICTS <input type="checkbox"/> COUNTY AGENCY <input checked="" type="checkbox"/> STATE AGENCY <input type="checkbox"/> FEDERAL AGENCY				
TYPE OF BUSINESS		<input type="checkbox"/> 1 GAS STATION	<input type="checkbox"/> 2 DISTRIBUTOR	<input type="checkbox"/> 3 FARM
		<input type="checkbox"/> 4 PROCESSOR	<input checked="" type="checkbox"/> 5 OTHER	<input type="checkbox"/> IF INDIAN RESERVATION OR TRUST LANDS
		# OF TANKS AT SITE <i>1</i>	E. P. A. I. D. # (optional) <i>CAC000782272</i>	

EMERGENCY CONTACT PERSON (PRIMARY)

EMERGENCY CONTACT PERSON (SECONDARY) - optional

DAYS: NAME (LAST, FIRST) <i>Okey Ozon</i>	PHONE # WITH AREA CODE <i>(510) 238-6329</i>	DAYS: NAME (LAST, FIRST) <i>Same</i>	PHONE # WITH AREA CODE
NIGHTS: NAME (LAST, FIRST) <i>Okey Ozon</i>	PHONE # WITH AREA CODE <i>(510) 238-6329</i>	NIGHTS: NAME (LAST, FIRST) <i>Same</i>	PHONE # WITH AREA CODE

II. PROPERTY OWNER INFORMATION - (MUST BE COMPLETED)

NAME <i>City of Oakland</i>	CARE OF ADDRESS INFORMATION		
MAILING OR STREET ADDRESS <i>7101 Edgewater Drive</i>	<input checked="" type="checkbox"/> box to indicate <input type="checkbox"/> INDIVIDUAL <input type="checkbox"/> LOCAL AGENCY <input checked="" type="checkbox"/> STATE AGENCY <input type="checkbox"/> CORPORATION <input type="checkbox"/> PARTNERSHIP <input type="checkbox"/> COUNTY AGENCY <input type="checkbox"/> FEDERAL AGENCY		
CITY NAME <i>Oakland</i>	STATE <i>CA</i>	ZIP CODE <i>94621</i>	PHONE # WITH AREA CODE <i>(510) 238-6329</i>

III. TANK OWNER INFORMATION - (MUST BE COMPLETED)

NAME OF OWNER <i>City of Oakland</i>	CARE OF ADDRESS INFORMATION		
MAILING OR STREET ADDRESS <i>7101 Edgewater Drive</i>	<input checked="" type="checkbox"/> box to indicate <input type="checkbox"/> INDIVIDUAL <input type="checkbox"/> LOCAL AGENCY <input checked="" type="checkbox"/> STATE AGENCY <input type="checkbox"/> CORPORATION <input type="checkbox"/> PARTNERSHIP <input type="checkbox"/> COUNTY AGENCY <input type="checkbox"/> FEDERAL AGENCY		
CITY NAME <i>Oakland</i>	STATE <i>CA</i>	ZIP CODE <i>94621</i>	PHONE # WITH AREA CODE <i>(510) 238-6329</i>

IV. BOARD OF EQUALIZATION UST STORAGE FEE ACCOUNT NUMBER - Call (916) 323-9555 if questions arise.

TY (TK) HQ -

V. PETROLEUM UST FINANCIAL RESPONSIBILITY - (MUST BE COMPLETED) - IDENTIFY THE METHOD(S) USED

<input checked="" type="checkbox"/> box to indicate	<input type="checkbox"/> 1 SELF-INSURED	<input type="checkbox"/> 2 GUARANTEE	<input type="checkbox"/> 3 INSURANCE	<input type="checkbox"/> 4 SURETY BOND
	<input type="checkbox"/> 5 LETTER OF CREDIT	<input type="checkbox"/> 6 EXEMPTION	<input type="checkbox"/> 99 OTHER	

VI. LEGAL NOTIFICATION AND BILLING ADDRESS Legal notification and billing will be sent to the tank owner unless box I or II is checked.

CHECK ONE BOX INDICATING WHICH ABOVE ADDRESS SHOULD BE USED FOR LEGAL NOTIFICATIONS AND BILLING: I. II. III.

THIS FORM HAS BEEN COMPLETED UNDER PENALTY OF PERJURY, AND TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT

APPLICANT'S NAME (PRINTED & SIGNATURE) <i>Teri Miller</i>	APPLICANT'S TITLE <i>Lee Miller Representative</i>	DATE <i>1/12/93</i>
--	---	------------------------

LOCAL AGENCY USE ONLY

COUNTY # <input type="text" value="0"/> <input type="text" value="1"/>	JURISDICTION # <input type="text" value="0"/> <input type="text" value="0"/> <input type="text" value="0"/>	FACILITY # <input type="text" value=""/>
LOCATION CODE - OPTIONAL	CENSUS TRACT # - OPTIONAL	SUPVISOR - DISTRICT CODE - OPTIONAL

THIS FORM MUST BE ACCOMPANIED BY AT LEAST (1) OR MORE PERMIT APPLICATION - FORM B, UNLESS THIS IS A CHANGE OF SITE INFORMATION ONLY.

STATE OF CALIFORNIA
STATE WATER RESOURCES CONTROL BOARD
UNDERGROUND STORAGE TANK PERMIT APPLICATION - FORM A



COMPLETE THIS FORM FOR EACH FACILITY/SITE

MARK ONLY ONE ITEM	<input type="checkbox"/> 1 NEW PERMIT	<input type="checkbox"/> 3 RENEWAL PERMIT	<input type="checkbox"/> 5 CHANGE OF INFORMATION	<input checked="" type="checkbox"/> 7 PERMANENTLY CLOSED SITE
	<input type="checkbox"/> 2 INTERIM PERMIT	<input type="checkbox"/> 4 AMENDED PERMIT	<input type="checkbox"/> 6 TEMPORARY SITE CLOSURE	

I. FACILITY/SITE INFORMATION & ADDRESS - (MUST BE COMPLETED)

DBA OR FACILITY NAME <i>Fire House #24</i>		NAME OF OPERATOR <i>City of Oakland</i>		
ADDRESS <i>6226 Moraga Ave.</i>		NEAREST CROSS STREET	PARCEL # (OPTIONAL)	
CITY NAME <i>Oakland</i>		STATE <i>CA</i>	ZIP CODE <i>94621</i>	SITE PHONE # WITH AREA CODE
<input checked="" type="checkbox"/> BOX TO INDICATE <input type="checkbox"/> CORPORATION <input type="checkbox"/> INDIVIDUAL <input type="checkbox"/> PARTNERSHIP <input type="checkbox"/> LOCAL-AGENCY DISTRICTS <input type="checkbox"/> COUNTY-AGENCY <input checked="" type="checkbox"/> STATE-AGENCY <input type="checkbox"/> FEDERAL-AGENCY				
TYPE OF BUSINESS		<input type="checkbox"/> 1 GAS STATION	<input type="checkbox"/> 2 DISTRIBUTOR	<input type="checkbox"/> 3 FARM
		<input type="checkbox"/> 4 PROCESSOR	<input checked="" type="checkbox"/> 5 OTHER	<input type="checkbox"/> IF INDIAN RESERVATION OR TRUST LANDS
		# OF TANKS AT SITE <i>1</i>	E. P. A. I. D. # (optional) <i>CAC000782272</i>	

EMERGENCY CONTACT PERSON (PRIMARY)

EMERGENCY CONTACT PERSON (SECONDARY) - optional

DAYS: NAME (LAST, FIRST) <i>Okey Ozon</i>	PHONE # WITH AREA CODE <i>(510) 238-6329</i>	DAYS: NAME (LAST, FIRST) <i>Same</i>	PHONE # WITH AREA CODE
NIGHTS: NAME (LAST, FIRST) <i>Okey Ozon</i>	PHONE # WITH AREA CODE <i>(510) 238-6329</i>	NIGHTS: NAME (LAST, FIRST) <i>Same</i>	PHONE # WITH AREA CODE

II. PROPERTY OWNER INFORMATION - (MUST BE COMPLETED)

NAME <i>City of Oakland</i>	CARE OF ADDRESS INFORMATION		
MAILING OR STREET ADDRESS <i>7101 Edgewater Drive</i>	<input checked="" type="checkbox"/> box to indicate <input type="checkbox"/> INDIVIDUAL <input type="checkbox"/> LOCAL-AGENCY <input checked="" type="checkbox"/> STATE-AGENCY <input type="checkbox"/> CORPORATION <input type="checkbox"/> PARTNERSHIP <input type="checkbox"/> COUNTY-AGENCY <input type="checkbox"/> FEDERAL-AGENCY		
CITY NAME <i>Oakland</i>	STATE <i>CA</i>	ZIP CODE <i>94621</i>	PHONE # WITH AREA CODE <i>(510) 238-6329</i>

III. TANK OWNER INFORMATION - (MUST BE COMPLETED)

NAME OF OWNER <i>City of Oakland</i>	CARE OF ADDRESS INFORMATION		
MAILING OR STREET ADDRESS <i>7101 Edgewater Drive</i>	<input checked="" type="checkbox"/> box to indicate <input type="checkbox"/> INDIVIDUAL <input type="checkbox"/> LOCAL-AGENCY <input checked="" type="checkbox"/> STATE-AGENCY <input type="checkbox"/> CORPORATION <input type="checkbox"/> PARTNERSHIP <input type="checkbox"/> COUNTY-AGENCY <input type="checkbox"/> FEDERAL-AGENCY		
CITY NAME <i>Oakland</i>	STATE <i>CA</i>	ZIP CODE <i>94621</i>	PHONE # WITH AREA CODE <i>(510) 238-6329</i>

IV. BOARD OF EQUALIZATION UST STORAGE FEE ACCOUNT NUMBER - Call (916) 323-9555 if questions arise.

TY (TK) HQ -

V. PETROLEUM UST FINANCIAL RESPONSIBILITY - (MUST BE COMPLETED) - IDENTIFY THE METHOD(S) USED

<input checked="" type="checkbox"/> box to indicate	<input type="checkbox"/> 1 SELF-INSURED	<input type="checkbox"/> 2 GUARANTEE	<input type="checkbox"/> 3 INSURANCE	<input type="checkbox"/> 4 SURETY BOND
	<input type="checkbox"/> 5 LETTER OF CREDIT	<input type="checkbox"/> 6 EXEMPTION	<input type="checkbox"/> 99 OTHER	

VI. LEGAL NOTIFICATION AND BILLING ADDRESS Legal notification and billing will be sent to the tank owner unless box I or II is checked.

CHECK ONE BOX INDICATING WHICH ABOVE ADDRESS SHOULD BE USED FOR LEGAL NOTIFICATIONS AND BILLING: I. II. III.

THIS FORM HAS BEEN COMPLETED UNDER PENALTY OF PERJURY, AND TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT

APPLICANT'S NAME (PRINTED & SIGNATURE) <i>Teri Miller</i>	APPLICANT'S TITLE <i>Exec. U. Miller</i>	DATE <i>1/12/93</i>
--	---	------------------------

LOCAL AGENCY USE ONLY

COUNTY # <input type="text" value="0"/> <input type="text" value="1"/>	JURISDICTION # <input type="text" value="0"/> <input type="text" value="0"/> <input type="text" value="0"/>	FACILITY # <input type="text" value=""/> <input type="text" value=""/> <input type="text" value=""/> <input type="text" value=""/>
LOCATION CODE - OPTIONAL	CENSUS TRACT # - OPTIONAL	SUPVISOR - DISTRICT CODE - OPTIONAL

THIS FORM MUST BE ACCOMPANIED BY AT LEAST (1) OR MORE PERMIT APPLICATION - FORM B, UNLESS THIS IS A CHANGE OF SITE INFORMATION ONLY.

STATE OF CALIFORNIA
STATE WATER RESOURCES CONTROL BOARD
UNDERGROUND STORAGE TANK PERMIT APPLICATION - FORM B



COMPLETE A SEPARATE FORM FOR EACH TANK SYSTEM.

MARK ONLY ONE ITEM	<input type="checkbox"/> 1 NEW PERMIT	<input type="checkbox"/> 3 RENEWAL PERMIT	<input type="checkbox"/> 5 CHANGE OF INFORMATION	<input type="checkbox"/> 7 PERMANENTLY CLOSED ON SITE
	<input type="checkbox"/> 2 INTERIM PERMIT	<input type="checkbox"/> 4 AMENDED PERMIT	<input type="checkbox"/> 6 TEMPORARY TANK CLOSURE	<input checked="" type="checkbox"/> 8 TANK REMOVED

DBA OR FACILITY NAME WHERE TANK IS INSTALLED: Fire House # 24

I. TANK DESCRIPTION COMPLETE ALL ITEMS -- SPECIFY IF UNKNOWN

A. OWNER'S TANK I.D.#	B. MANUFACTURED BY:
C. DATE INSTALLED (MO/DAY/YEAR)	D. TANK CAPACITY IN GALLONS: <u>1,000 gallon</u>

II. TANK CONTENTS IF A-1 IS MARKED, COMPLETE ITEM C.

A. <input checked="" type="checkbox"/> 1 MOTOR VEHICLE FUEL	<input type="checkbox"/> 4 OIL	B. <input checked="" type="checkbox"/> 1 PRODUCT	C. <input checked="" type="checkbox"/> 1a REGULAR UNLEADED	<input type="checkbox"/> 3 DIESEL	<input type="checkbox"/> 6 AVIATION GAS
<input type="checkbox"/> 2 PETROLEUM	<input type="checkbox"/> 80 EMPTY	<input type="checkbox"/> 2 WASTE	<input type="checkbox"/> 1b PREMIUM UNLEADED	<input type="checkbox"/> 4 GASAHOL	<input type="checkbox"/> 7 METHANOL
<input type="checkbox"/> 3 CHEMICAL PRODUCT	<input type="checkbox"/> 95 UNKNOWN		<input type="checkbox"/> 2 LEADED	<input type="checkbox"/> 5 JET FUEL	<input type="checkbox"/> 99 OTHER (DESCRIBE IN ITEM D. BELOW)

D. IF (A.1) IS NOT MARKED, ENTER NAME OF SUBSTANCE STORED _____ C. A. S. #: _____

III. TANK CONSTRUCTION MARK ONE ITEM ONLY IN BOXES A, B, AND C, AND ALL THAT APPLIES IN BOX D AND E

A. TYPE OF SYSTEM	<input type="checkbox"/> 1 DOUBLE WALL	<input type="checkbox"/> 3 SINGLE WALL WITH EXTERIOR LINER	<input type="checkbox"/> 95 UNKNOWN
	<input checked="" type="checkbox"/> 2 SINGLE WALL	<input type="checkbox"/> 4 SECONDARY CONTAINMENT (VAULTED TANK)	<input type="checkbox"/> 99 OTHER _____
B. TANK MATERIAL (Primary Tank)	<input checked="" type="checkbox"/> 1 BARE STEEL	<input type="checkbox"/> 2 STAINLESS STEEL	<input type="checkbox"/> 3 FIBERGLASS
	<input type="checkbox"/> 5 CONCRETE	<input type="checkbox"/> 6 POLYVINYL CHLORIDE	<input type="checkbox"/> 7 ALUMINUM
	<input type="checkbox"/> 9 BRONZE	<input type="checkbox"/> 10 GALVANIZED STEEL	<input type="checkbox"/> 95 UNKNOWN
			<input type="checkbox"/> 99 OTHER _____
C. INTERIOR LINING	<input type="checkbox"/> 1 RUBBER LINED	<input type="checkbox"/> 2 ALKYD LINING	<input type="checkbox"/> 3 EPOXY LINING
	<input type="checkbox"/> 5 GLASS LINING	<input type="checkbox"/> 6 UNLINED	<input checked="" type="checkbox"/> 95 UNKNOWN
			<input type="checkbox"/> 4 PHENOLIC LINING
	IS LINING MATERIAL COMPATIBLE WITH 100% METHANOL ?	YES _____ NO _____	<input type="checkbox"/> 99 OTHER _____
D. CORROSION PROTECTION	<input type="checkbox"/> 1 POLYETHYLENE WRAP	<input type="checkbox"/> 2 COATING	<input type="checkbox"/> 3 VINYL WRAP
	<input type="checkbox"/> 5 CATHODIC PROTECTION	<input type="checkbox"/> 91 NONE	<input checked="" type="checkbox"/> 95 UNKNOWN
			<input type="checkbox"/> 4 FIBERGLASS REINFORCED PLASTIC
			<input type="checkbox"/> 99 OTHER _____
E. SPILL AND OVERFILL	SPILL CONTAINMENT INSTALLED (YEAR) _____	OVERFILL PREVENTION EQUIPMENT INSTALLED (YEAR) _____	

IV. PIPING INFORMATION CIRCLE A IF ABOVE GROUND OR U IF UNDERGROUND, BOTH IF APPLICABLE

A. SYSTEM TYPE	A <input checked="" type="radio"/> 1 SUCTION	A U <input type="radio"/> 2 PRESSURE	A U <input type="radio"/> 3 GRAVITY	A U <input type="radio"/> 99 OTHER
B. CONSTRUCTION	A <input checked="" type="radio"/> 1 SINGLE WALL	A U <input type="radio"/> 2 DOUBLE WALL	A U <input type="radio"/> 3 LINED TRENCH	A U <input type="radio"/> 95 UNKNOWN
				A U <input type="radio"/> 99 OTHER
C. MATERIAL AND CORROSION PROTECTION	A <input checked="" type="radio"/> 1 BARE STEEL	A U <input type="radio"/> 2 STAINLESS STEEL	A U <input type="radio"/> 3 POLYVINYL CHLORIDE (PVC)	A U <input type="radio"/> 4 FIBERGLASS PIPE
	A U <input type="radio"/> 5 ALUMINUM	A U <input type="radio"/> 6 CONCRETE	A U <input type="radio"/> 7 STEEL W/ COATING	A U <input type="radio"/> 8 100% METHANOL COMPATIBLE W/FRP
	A U <input type="radio"/> 9 GALVANIZED STEEL	A U <input type="radio"/> 10 CATHODIC PROTECTION	A U <input type="radio"/> 95 UNKNOWN	A U <input type="radio"/> 99 OTHER
D. LEAK DETECTION	<input type="checkbox"/> 1 AUTOMATIC LINE LEAK DETECTOR	<input type="checkbox"/> 2 LINE TIGHTNESS TESTING	<input type="checkbox"/> 3 INTERSTITIAL MONITORING	<input type="checkbox"/> 99 OTHER

V. TANK LEAK DETECTION

<input type="checkbox"/> 1 VISUAL CHECK	<input type="checkbox"/> 2 INVENTORY RECONCILIATION	<input type="checkbox"/> 3 VADOZE MONITORING	<input type="checkbox"/> 4 AUTOMATIC TANK GAUGING	<input type="checkbox"/> 5 GROUND WATER MONITORING
<input type="checkbox"/> 6 TANK TESTING	<input type="checkbox"/> 7 INTERSTITIAL MONITORING	<input type="checkbox"/> 91 NONE	<input type="checkbox"/> 95 UNKNOWN	<input type="checkbox"/> 99 OTHER

VI. TANK CLOSURE INFORMATION

1. ESTIMATED DATE LAST USED (MO/DAY/YR)	2. ESTIMATED QUANTITY OF SUBSTANCE REMAINING _____ GALLONS	3. WAS TANK FILLED WITH INERT MATERIAL? YES <input type="checkbox"/> NO <input type="checkbox"/>
---	--	--

THIS FORM HAS BEEN COMPLETED UNDER PENALTY OF PERJURY, AND TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT

APPLICANT'S NAME (PRINTED & SIGNATURE) Teri Miller Julie Miller DATE 1/12/93

LOCAL AGENCY USE ONLY THE STATE I.D. NUMBER IS COMPOSED OF THE FOUR NUMBERS BELOW

STATE I.D.#	COUNTY #	JURISDICTION #	FACILITY #	TANK #
	<u>01</u>	<u>000</u>	<u>304023</u>	<u>00001</u>
PERMIT NUMBER	PERMIT APPROVED BY/DATE	PERMIT EXPIRATION DATE	<u>6-30-93</u>	

STATE OF CALIFORNIA
STATE WATER RESOURCES CONTROL BOARD
UNDERGROUND STORAGE TANK PERMIT APPLICATION - FORM B



COMPLETE A SEPARATE FORM FOR EACH TANK SYSTEM.

MARK ONLY ONE ITEM	<input type="checkbox"/> 1 NEW PERMIT	<input type="checkbox"/> 3 RENEWAL PERMIT	<input type="checkbox"/> 5 CHANGE OF INFORMATION	<input type="checkbox"/> 7 PERMANENTLY CLOSED ON SITE
	<input type="checkbox"/> 2 INTERIM PERMIT	<input type="checkbox"/> 4 AMENDED PERMIT	<input type="checkbox"/> 6 TEMPORARY TANK CLOSURE	<input checked="" type="checkbox"/> 8 TANK REMOVED

DBA OR FACILITY NAME WHERE TANK IS INSTALLED: Fire House # 24

I. TANK DESCRIPTION COMPLETE ALL ITEMS -- SPECIFY IF UNKNOWN

A. OWNER'S TANK I.D.#	B. MANUFACTURED BY:
C. DATE INSTALLED (MO/DAY/YEAR)	D. TANK CAPACITY IN GALLONS: <u>1,000 gallon</u>

II. TANK CONTENTS IF A-1 IS MARKED, COMPLETE ITEM C.

A. <input checked="" type="checkbox"/> 1 MOTOR VEHICLE FUEL	<input type="checkbox"/> 4 OIL	B. <input checked="" type="checkbox"/> 1 PRODUCT	C. <input checked="" type="checkbox"/> 1a REGULAR UNLEADED	<input type="checkbox"/> 3 DIESEL	<input type="checkbox"/> 6 AVIATION GAS
<input type="checkbox"/> 2 PETROLEUM	<input type="checkbox"/> 80 EMPTY	<input type="checkbox"/> 2 WASTE	<input type="checkbox"/> 1b PREMIUM UNLEADED	<input type="checkbox"/> 4 GASAHOL	<input type="checkbox"/> 7 METHANOL
<input type="checkbox"/> 3 CHEMICAL PRODUCT	<input type="checkbox"/> 95 UNKNOWN		<input type="checkbox"/> 2 LEADED	<input type="checkbox"/> 5 JET FUEL	<input type="checkbox"/> 99 OTHER (DESCRIBE IN ITEM D. BELOW)
D. IF (A.1) IS NOT MARKED, ENTER NAME OF SUBSTANCE STORED				C. A. S. #:	

III. TANK CONSTRUCTION MARK ONE ITEM ONLY IN BOXES A, B, AND C, AND ALL THAT APPLIES IN BOX D AND E

A. TYPE OF SYSTEM	<input type="checkbox"/> 1 DOUBLE WALL	<input type="checkbox"/> 3 SINGLE WALL WITH EXTERIOR LINER	<input type="checkbox"/> 95 UNKNOWN
	<input checked="" type="checkbox"/> 2 SINGLE WALL	<input type="checkbox"/> 4 SECONDARY CONTAINMENT (VAULTED TANK)	<input type="checkbox"/> 99 OTHER
B. TANK MATERIAL (Primary Tank)	<input checked="" type="checkbox"/> 1 BARE STEEL	<input type="checkbox"/> 2 STAINLESS STEEL	<input type="checkbox"/> 3 FIBERGLASS
	<input type="checkbox"/> 5 CONCRETE	<input type="checkbox"/> 6 POLYVINYL CHLORIDE	<input type="checkbox"/> 7 ALUMINUM
	<input type="checkbox"/> 9 BRONZE	<input type="checkbox"/> 10 GALVANIZED STEEL	<input type="checkbox"/> 95 UNKNOWN
C. INTERIOR LINING	<input type="checkbox"/> 1 RUBBER LINED	<input type="checkbox"/> 2 ALKYD LINING	<input type="checkbox"/> 3 EPOXY LINING
	<input type="checkbox"/> 5 GLASS LINING	<input type="checkbox"/> 6 UNLINED	<input checked="" type="checkbox"/> 95 UNKNOWN
	IS LINING MATERIAL COMPATIBLE WITH 100% METHANOL ?		<input type="checkbox"/> 4 PHENOLIC LINING
			<input type="checkbox"/> 99 OTHER
D. CORROSION PROTECTION	<input type="checkbox"/> 1 POLYETHYLENE WRAP	<input type="checkbox"/> 2 COATING	<input type="checkbox"/> 3 VINYL WRAP
	<input type="checkbox"/> 5 CATHODIC PROTECTION	<input type="checkbox"/> 91 NONE	<input checked="" type="checkbox"/> 95 UNKNOWN
			<input type="checkbox"/> 4 FIBERGLASS REINFORCED PLASTIC
			<input type="checkbox"/> 99 OTHER
E. SPILL AND OVERFILL	SPILL CONTAINMENT INSTALLED (YEAR) _____		OVERFILL PREVENTION EQUIPMENT INSTALLED (YEAR) _____

IV. PIPING INFORMATION CIRCLE A IF ABOVE GROUND OR U IF UNDERGROUND, BOTH IF APPLICABLE

A. SYSTEM TYPE	<input checked="" type="radio"/> 1 SUCTION	<input checked="" type="radio"/> 2 PRESSURE	<input checked="" type="radio"/> 3 GRAVITY	<input checked="" type="radio"/> 99 OTHER
B. CONSTRUCTION	<input checked="" type="radio"/> 1 SINGLE WALL	<input checked="" type="radio"/> 2 DOUBLE WALL	<input checked="" type="radio"/> 3 LINED TRENCH	<input checked="" type="radio"/> 95 UNKNOWN
C. MATERIAL AND CORROSION PROTECTION	<input checked="" type="radio"/> 1 BARE STEEL	<input checked="" type="radio"/> 2 STAINLESS STEEL	<input checked="" type="radio"/> 3 POLYVINYL CHLORIDE (PVC)	<input checked="" type="radio"/> 4 FIBERGLASS PIPE
	<input checked="" type="radio"/> 5 ALUMINUM	<input checked="" type="radio"/> 6 CONCRETE	<input checked="" type="radio"/> 7 STEEL W/ COATING	<input checked="" type="radio"/> 8 100% METHANOL COMPATIBLE W/FRP
	<input checked="" type="radio"/> 9 GALVANIZED STEEL	<input checked="" type="radio"/> 10 CATHODIC PROTECTION	<input checked="" type="radio"/> 95 UNKNOWN	<input checked="" type="radio"/> 99 OTHER
D. LEAK DETECTION	<input type="checkbox"/> 1 AUTOMATIC LINE LEAK DETECTOR	<input type="checkbox"/> 2 LINE TIGHTNESS TESTING	<input type="checkbox"/> 3 INTERSTITIAL MONITORING	<input type="checkbox"/> 99 OTHER

V. TANK LEAK DETECTION

<input type="checkbox"/> 1 VISUAL CHECK	<input type="checkbox"/> 2 INVENTORY RECONCILIATION	<input type="checkbox"/> 3 VADOZE MONITORING	<input type="checkbox"/> 4 AUTOMATIC TANK GAUGING	<input type="checkbox"/> 5 GROUND WATER MONITORING
<input type="checkbox"/> 6 TANK TESTING	<input type="checkbox"/> 7 INTERSTITIAL MONITORING	<input type="checkbox"/> 91 NONE	<input type="checkbox"/> 95 UNKNOWN	<input type="checkbox"/> 99 OTHER

VI. TANK CLOSURE INFORMATION

1. ESTIMATED DATE LAST USED (MO/DAY/YR)	2. ESTIMATED QUANTITY OF SUBSTANCE REMAINING _____ GALLONS	3. WAS TANK FILLED WITH INERT MATERIAL? YES <input type="checkbox"/> NO <input type="checkbox"/>
---	--	--

THIS FORM HAS BEEN COMPLETED UNDER PENALTY OF PERJURY, AND TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT

APPLICANT'S NAME (PRINTED & SIGNATURE) <u>Per Miller Lee Miller</u>	DATE <u>1/12/93</u>
--	------------------------

LOCAL AGENCY USE ONLY THE STATE I.D. NUMBER IS COMPOSED OF THE FOUR NUMBERS BELOW

STATE I.D.#	COUNTY #	JURISDICTION #	FACILITY #	TANK #
	<u>01</u>	<u>000</u>	<u>304023</u>	<u>00001</u>
PERMIT NUMBER	PERMIT APPROVED BY/DATE	PERMIT EXPIRATION DATE <u>6-30-93</u>		

Permit Application



<input checked="" type="checkbox"/> 01 New Permit	<input type="checkbox"/> 03 Installed before July 1, 1984	<input type="checkbox"/> 05 Renewed Permit	<input type="checkbox"/> 06 Amended Permit
<input type="checkbox"/> 02 Provisional Permit	<input type="checkbox"/> 04 Installed after July 1, 1984		

I Owner

Name (Corporation, Individual or Public Agency): City of Oakland			
Street Address: 1 City Hall Plaza	City: Oakland	State: CA	ZIP: 94612

II Facility

Facility Name: Fire station # 24		Dealer: Foreman/Supervisor: ON duty CAPTAIN	
Street Address: 6226 MORAGA Ave		Nearest Cross Street: Thornhill	
City: Oakland CA		County: Alameda	ZIP: 94611
Mailing Address: Same		City:	State: ZIP:
Phone w/area code: 415-444-3322 station # 24		Type of Business: <input type="checkbox"/> 01 Gasoline Station <input type="checkbox"/> 02 Other: Fire station	
NUMBER OF CONTAINERS AT THIS FACILITY: 1	Rural Areas Only:	Township:	Range: Section:

III 24 Hour Emergency Contact Person

Days: Name (last name first) and Phone w/area code:	Nights: Name (last name first) and Phone w/area code:
---	---

COMPLETE THE FOLLOWING ON A SEPARATE FORM FOR EACH CONTAINER

IV Description

A. <input checked="" type="checkbox"/> 01 Tank <input type="checkbox"/> 02 Other: _____		Container Number (if there is no number assign one): F24P
B. Manufacturer (if appropriate): _____ Year of Mfg.: _____		C. Year Installed: 1978 <input checked="" type="checkbox"/> Unknown
D. Container Capacity: 1000 gallons <input type="checkbox"/> Unknown	E. Does the Container Store (Check One): <input type="checkbox"/> 01 Waste <input checked="" type="checkbox"/> 02 Product	
F. Does the Container Store Motor Vehicle Fuel or Waste Oil? <input checked="" type="checkbox"/> 01 Yes <input type="checkbox"/> 02 No If Yes, Check appropriate box(es): <input type="checkbox"/> 01 Unleaded <input checked="" type="checkbox"/> 02 Regular <input type="checkbox"/> 03 Premium <input type="checkbox"/> 04 Diesel <input type="checkbox"/> 05 Waste Oil <input type="checkbox"/> 06 Other (List): _____ If you answered yes; do not complete Part VIII.		

V Container Construction

A. Thickness of Primary Containment: _____ <input type="checkbox"/> Gauge <input type="checkbox"/> Inches <input type="checkbox"/> cm <input checked="" type="checkbox"/> Unknown	
B. <input type="checkbox"/> 01 Vaulted (Located in an underground Vault.) <input checked="" type="checkbox"/> 02 Non-vaulted <input type="checkbox"/> 03 Unknown	
C. <input type="checkbox"/> 01 Double Walled <input checked="" type="checkbox"/> 02 Single Walled <input type="checkbox"/> 03 Lined	
D. <input type="checkbox"/> 01 Carbon Steel <input type="checkbox"/> 02 Stainless Steel <input checked="" type="checkbox"/> 03 Fiberglass <input type="checkbox"/> 04 Polyvinyl Chloride <input type="checkbox"/> 05 Concrete <input type="checkbox"/> 06 Aluminum	
<input type="checkbox"/> 07 Steel Clad <input type="checkbox"/> 08 Bronze <input type="checkbox"/> 09 Composite <input type="checkbox"/> 10 Non-metallic <input type="checkbox"/> 11 Earthen Walls	
<input checked="" type="checkbox"/> 12 Unknown <input type="checkbox"/> 13 Other: _____	

Attachment 11

Container Construction

E. <input type="checkbox"/> 01 Rubber Lined <input type="checkbox"/> 02 Alkyd Lining <input type="checkbox"/> 03 Epoxy Lining <input type="checkbox"/> 04 Phenolic Lining <input type="checkbox"/> 05 Glass Lining <input type="checkbox"/> 06 Clay Lining <input type="checkbox"/> 07 Unlined <input checked="" type="checkbox"/> 08 Unknown <input type="checkbox"/> 09 Other: _____
F. <input type="checkbox"/> 01 Polyethylene Wrap <input type="checkbox"/> 02 Vinyl Wrapping <input type="checkbox"/> 03 Cathodic Protection <input checked="" type="checkbox"/> 04 Unknown <input type="checkbox"/> 05 None <input type="checkbox"/> 06 tar or asphalt <input type="checkbox"/> 09 Other

VI Piping

A. Aboveground Piping: <input type="checkbox"/> 01 Double-walled pipe <input type="checkbox"/> 02 Concrete-lined trench <input type="checkbox"/> 03 Gravity <input type="checkbox"/> 04 Pressure <input checked="" type="checkbox"/> 05 Suction <input type="checkbox"/> 06 Unknown <input type="checkbox"/> 07 None [(Check) appropriate box(es)]
B. Underground Piping: <input type="checkbox"/> 01 Double-walled pipe <input type="checkbox"/> 02 Concrete-lined trench <input type="checkbox"/> 03 Gravity <input type="checkbox"/> 04 Pressure <input checked="" type="checkbox"/> 05 Suction <input type="checkbox"/> 06 Unknown <input type="checkbox"/> 07 None [(Check) appropriate box(es)]

VII Leak Detection

<input checked="" type="checkbox"/> 01 Visual <input type="checkbox"/> 02 Stock Inventory <input type="checkbox"/> 03 Tile Drain <input type="checkbox"/> 04 Vapor Sniff Wells <input type="checkbox"/> 05 Sensor Instrument <input type="checkbox"/> 06 Ground Water Monitoring Wells <input checked="" type="checkbox"/> 07 Pressure Test <input type="checkbox"/> 08 Internal Inspection <input type="checkbox"/> 09 None <input type="checkbox"/> 10 Other: _____

VIII Chemical Composition of Materials Currently or Previously Stored in Underground Containers

If you checked yes to IV -F you are not required to complete this section.

currently stored	previously stored	CAS # (if known)	Chemical Do Not Use Commercial Name (Use additional paper for more room)
<input type="checkbox"/> 01	<input type="checkbox"/> 02		
<input type="checkbox"/> 01	<input type="checkbox"/> 02		
<input type="checkbox"/> 01	<input type="checkbox"/> 02		

Is Container located on an Agricultural Farm? <input type="checkbox"/> 01 Yes <input type="checkbox"/> 02 No
--

Person Filing (Signature) <i>Jim Worlund</i>	Phone w/area code 415 273-3938
---	-----------------------------------

For Local Agency Use Only

AGENCY NAME	CITY	COUNTY
CONTACT PERSON	PHONE W/AREA CODE	
INSPECTION DATE (1ST INSPECTION)	PERMIT APPROVAL DATE	PERMIT ID. NUMBER

FOR STATE USE ONLY

STATE ID. NUMBER	Accounting Number	County Number
Date Received	<input type="checkbox"/> 01	<input type="checkbox"/> 02 <input type="checkbox"/> 03



Alameda County Urban Runoff Clean Water Program
 A Consortium of Local Agencies

Municipality: Oakland

Agency Conducting Inspection: AICU HAZMAT

Inspector: Jesse Sharpe

*Entered AA #170
on Daily*

Box 4/20/94

Date of inspection: 4/7/94

Date of last inspection: _____

Facility ID #: 4023

Standard Industrial and Commercial Business Inspection Report

I. Background Information (as reported by Facility Contact) <i>Temporarily Closed</i>	
1. Name of Facility: <u>Oakland Fire #24</u>	ACURID: _____
2. Site Address: <u>6226 Moraga Ave. 94611</u>	
3. Name of Contact: _____	4. Phone No. of Contact: <u>738-3856</u>
5. Mailing Address: _____	
6. Business Type or Activity: <u>Fire Suppression</u>	
7. Standard Industrial Classification (SIC): <u>9224</u>	
8. Is property owner different from facility owner? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no	
If yes, complete the following:	
Name of Property Owner: _____	Phone No.: _____
Mailing Address of Property Owner: _____	
9. Is the facility covered under any other permits? <input type="checkbox"/> none <input type="checkbox"/> air quality <input type="checkbox"/> sanitary sewer <input type="checkbox"/> underground storage tanks	
10. Does the facility have a spill prevention plan? <input type="checkbox"/> yes <input type="checkbox"/> no	
11. Have there been any prior complaints or reports of illicit discharge regarding the facility? <input type="checkbox"/> yes <input type="checkbox"/> no	
II. General Industrial Activity Storm Water NPDES Permit	
1. Describe the facility's status for coverage under a storm water permit: <input checked="" type="checkbox"/> Facility is not covered and does not appear to need coverage. <input type="checkbox"/> Facility is not covered but should be. (Send copy of inspection report to Regional Board staff.) <input type="checkbox"/> Facility is not covered but may require coverage. Additional clarification is required from the Regional Board. <input type="checkbox"/> Facility is covered. Circle one: general or individual	
2. If the facility/mobile operation is covered under the General Industrial Activity Storm Water NPDES permit, answer the following:	
a. Does the facility have a Storm Water Pollution Prevention Plan (SWPPP)? <input type="checkbox"/> yes <input type="checkbox"/> no	
If yes: Does the SWPPP identify potential pollutants? <input type="checkbox"/> yes <input type="checkbox"/> no	
Does the SWPPP identify BMPs? <input type="checkbox"/> yes <input type="checkbox"/> no	
Does the SWPPP certify that there are no illicit discharges? <input type="checkbox"/> yes <input type="checkbox"/> no	
Is the SWPPP being implemented? <input type="checkbox"/> yes <input type="checkbox"/> no	
b. Describe the facility's status for conducting storm water monitoring. <input type="checkbox"/> Facility has self-certified no exposure. <input type="checkbox"/> Facility has or is in the process of obtaining municipal-certification and is exempt from conducting monitoring. <input type="checkbox"/> Facility is part of a group monitoring plan. <input type="checkbox"/> Facility is implementing a monitoring plan and is waiting for the wet season to conduct sampling. <input type="checkbox"/> Facility is not implementing a monitoring plan.	
3. Comments/Follow-up to the Regional Board: _____	

Standard Industrial and Commercial Business Inspection Report

III. Conclusion (to be completed by inspector)

1. For each area of activity, indicate a code to describe 1) the level of potential discharge to the storm drains, 2) the type of potential discharge found and 3) the type of material exposed:

Level of Potential Discharge:

- 0 - not applicable for facility
- 1 - no pollutant exposure
- 2 - little potential for pollutant discharge to storm drains
- 3 - some potential for pollutant discharge to storm drains
- 4 - great potential for pollutant discharge to storm drains
- 5 - pollutant discharge to storm drains imminent

Type of Potential Discharge:

- A - illicit connection
- B - where drain discharges unknown
- C - activity area and/or material exposed to storm water
- D - other (please specify)

Type of Material Exposed:

- i - Raw materials
- ii - Finished materials
- iii - Hazardous materials
- iv - Metals (solids or solutions)
- v - Waste products
- vi - Other

Areas of Activity:

- Outdoor Material/Manufacturing Areas
- Waste Disposal Areas
- Rooftop Equipment
- Vehicle and Heavy Equipment Areas
 - parking areas and access roads
 - repair and maintenance areas
 - wash areas
- Other Areas _____

Level of Potential Discharge	Type of Potential Discharge	Type of Material Exposed
0		
1		
0		
0		
0		
0		
2	C	iii

2. **Required Action(s):** (To be undertaken by facility owner/operator)
 None (Facility is in compliance with storm water ordinance.)
 Correct problem(s) outlined on page 3 and attachment A by: _____
 Submit Certificate of Correction by: _____
 Include: Photographs documenting correction Other supporting documentation: _____

3. **Follow-up Inspection**
 Follow-up inspection is necessary. Tentative date for re-inspection: _____
 Follow-up inspection will be scheduled at a later date.
 Follow-up inspection is not necessary.

4. **Enforcement Activities**
 (1) None (2) Warning Notice
 Referred to the City for enforcement action (describe why): _____
 (3) Informal Violation (4) Formal Violation (5) Legal Action

5. Describe outreach performed by inspector to promote ACURCWP.
 ACURCWP outreach brochure industrial or BMP brochure (describe below)
 Informed facility operator that a storm water permit may be required.
 verbal other, please describe _____

6. Time to perform inspection: _____ hrs

7. Comments: Although the Facility was closed, I was able to inspect the entire outside area of the Fine House. A New Policy from OFD will be released regarding the washing of all vehicles on-site.

Facility Representative Signature: _____ Date: 4/1/14
 Print Facility Rep. Name: _____ Inspector's Signature: Jeff Skow

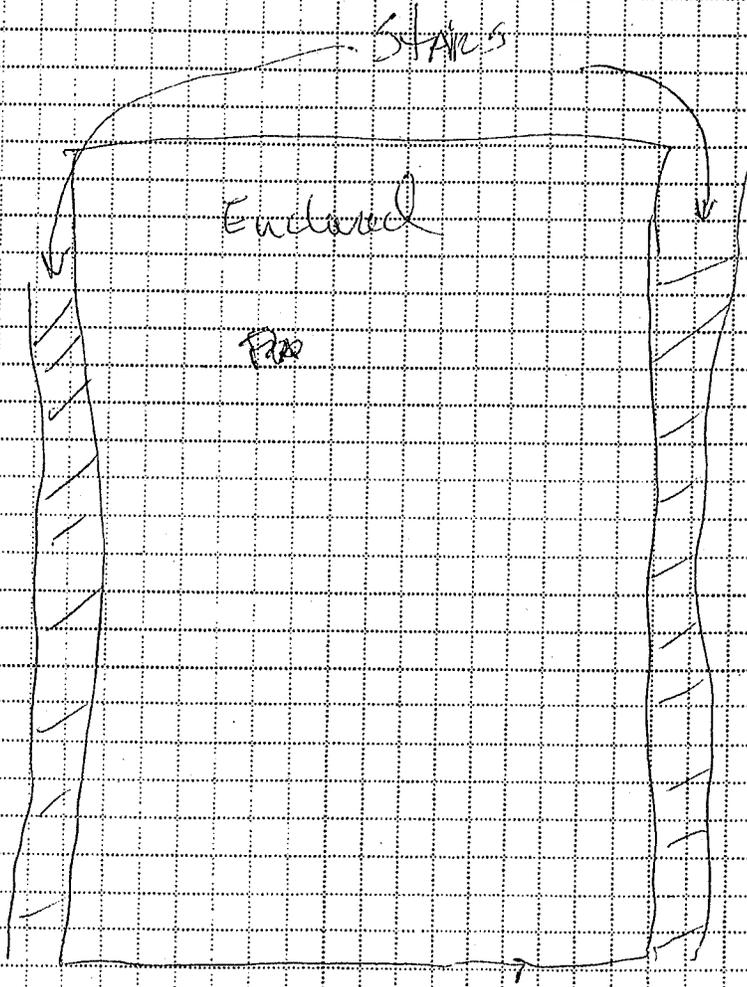


Facility ID #: 2023

Facility Name: Oakland Fire #24

Date: 4/7/94

No storm
drains outline of
building



MORAGA AVE



10/13/93; ml; Storm-FacMap

Circle appropriate north arrow 2

SCALE: 1" = 5 feet (= 5 squares)

4 O = Sewer Drains; □ = Storm Drains
5 → = Surface Flow Direction

6 * = Possible Sources of Contamination

Standard Industrial and Commercial Business Inspection Report

DIRECTIONS: Complete the following checklist while surveying the facility. If the answer is "no" or "unknown" to any of the following questions, complete Attachment A.

Inspection Checklist (to be completed by inspector)	Yes	No	Unknown	N/A ¹
1. Are storage containers including drums, waste dumpsters and/or trash compactors: free from cracks/leaks? not exposed to rain water or are their lids or covers kept closed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Are storage areas enclosed or covered from the rain?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Are material processing or handling areas enclosed or covered from the rain?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Are parking areas or access roads free of signs of excessive oil and/or motor fluids, leaks, stains, litter, and sediments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Are vehicle repair and maintenance areas covered or out of the rain?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Are vehicle and heavy equipment stored outside free of leaks and grime?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Are spills in fuel or vehicle/equipment maintenance areas prevented from entering the storm drain system?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Are dry cleaning methods (for example, sweeping, damp mopping, absorbents) used to clean: shop floors? material processing areas? material storage areas? waste disposal areas? access roads? parking lots?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Are all wash water and/or process waste water discharged to the sanitary sewer or recycled instead of discharged directly or indirectly to the storm drain system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Are storm drain inlets and catch basins inspected and mechanically cleaned on a regular schedule?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Are waste products from rooftop equipment (for example, oil and grease from exposed motors/pumps or other rooftop equipment) not exposed to storm water runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Other (describe): This Facility is closed, Temporarily	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

¹N/A: Not Applicable

**ALAMEDA COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH
HAZARDOUS MATERIALS DIVISION
80 SWAN WAY, ROOM 200
OAKLAND CA 94621
(510) 271-4320**

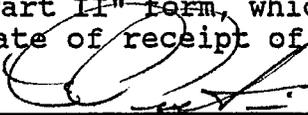
HAZARDOUS MATERIALS BUSINESS PLAN - PART I, ENROLLMENT

ST10 # 4023

1. Business Name Oakland Fire Department Station #24
 Site Address 6226 Moraga Avenue
 City Oakland Zip 94611
 Mailing Address 1605 Martin Luther King Jr. Way
 City Oakland Zip 94612
2. Hazardous Material/Waste Storage and Handling Area:
 less than 5,500 sq. ft. or _____ sq. ft.
3. HAZARDOUS MATERIALS/WASTES EQUAL TO OR GREATER THAN 55 GALLONS, 500 LBS. OR 200 CUBIC FEET

	Gallons (liquid)	Pounds (solid)	Cubic Feet (gaseous)	Number of Items
Hazardous Materials				Ø
Hazardous Waste				Ø
GRAND TOTAL	or less than 400	or less than 2,500	or less than 2,500	or less than 3

4. I hereby acknowledge receipt of a "Hazardous Materials Business Plan - Part II" form, which is to be completed within 30 days of the date of receipt of this form.

SIGNATURE, DATE  6/16/93

PRINTED NAME Henry Renteria

TITLE Emergency Services Manager

BILLING ADJUSTMENT FORM

Billing Acct.#	
<input type="checkbox"/> Generator...H	_____
<input checked="" type="checkbox"/> HMMP.....L	B1136
<input checked="" type="checkbox"/> UST.....T	_____

Date: 17-14-93

HazMat StID#: _____

Caller: _____ Phone: _____

Company Name: Oakland Fire #24

Site Address: 6726 Mowbray Ave. Oak. 94611
City Zip

Requested Changes: _____

Initials: _____

Rescind Bill with explanation and date (if available):

- Generator _____
- HMMP (AB2185) Cl. b. t. was removed no more hazardous material
- UST _____

[] Continue Billing With Following Changes:

- Change number of EMPLOYEES From: _____ To: _____
- Change number of TANKS From: _____ To: _____
- HMMP (AB2185)
- Updated information

Business Name _____ Phone: _____

SITE Address _____ City _____ Zip _____

BILLING Address _____ City _____ Zip _____

Inspector: Carry SB Date: 17-14-93

<input checked="" type="checkbox"/> Sent to Billing
on <u>7/19/93</u>
Rev 12/91 Mac-BillAdj-2

HAZARDOUS MATERIAL BUSINESS PLAN

City of Oakland
City Manager's Office
Emergency Services Division
One City Hall Plaza
Oakland, CA 94612

A. BUSINESS NAME & MAILING ADDRESS

Fire Department

B. BUSINESS PHONE

444-3322

C. OWNER

City of Oakland

D. SIC CODE

9224

E. ADDRESS OF FACILITY

Station #24
6226 Moraga Av
Oakland, CA

F. NATURE OF BUSINESS

Fire Services

G. EMERGENCY CONTACT PERSON

NAME & TITLE

PRIMARY on duty Captain

ALTERNATE _____

H. 24-HOUR PHONE NUMBERS

BUSINESS NON-BUSINESS

444-3322 24 hours

(H - 1)

HAZARDOUS MATERIAL INFORMATION

IDENTIFICATION

Trademark Diesel Other Name _____

Chemical Category FLAMABLE

Use motor fuels Trade Secret: Yes [] No [X]

Maximum Amount 1000 Units GAL

Manufacturer's Name, Address, and Phone No.

VARIOUS

Location: Bldg _____ Floor _____ Room _____

Storage Types B Temperature/Pressure Conditions 1/4

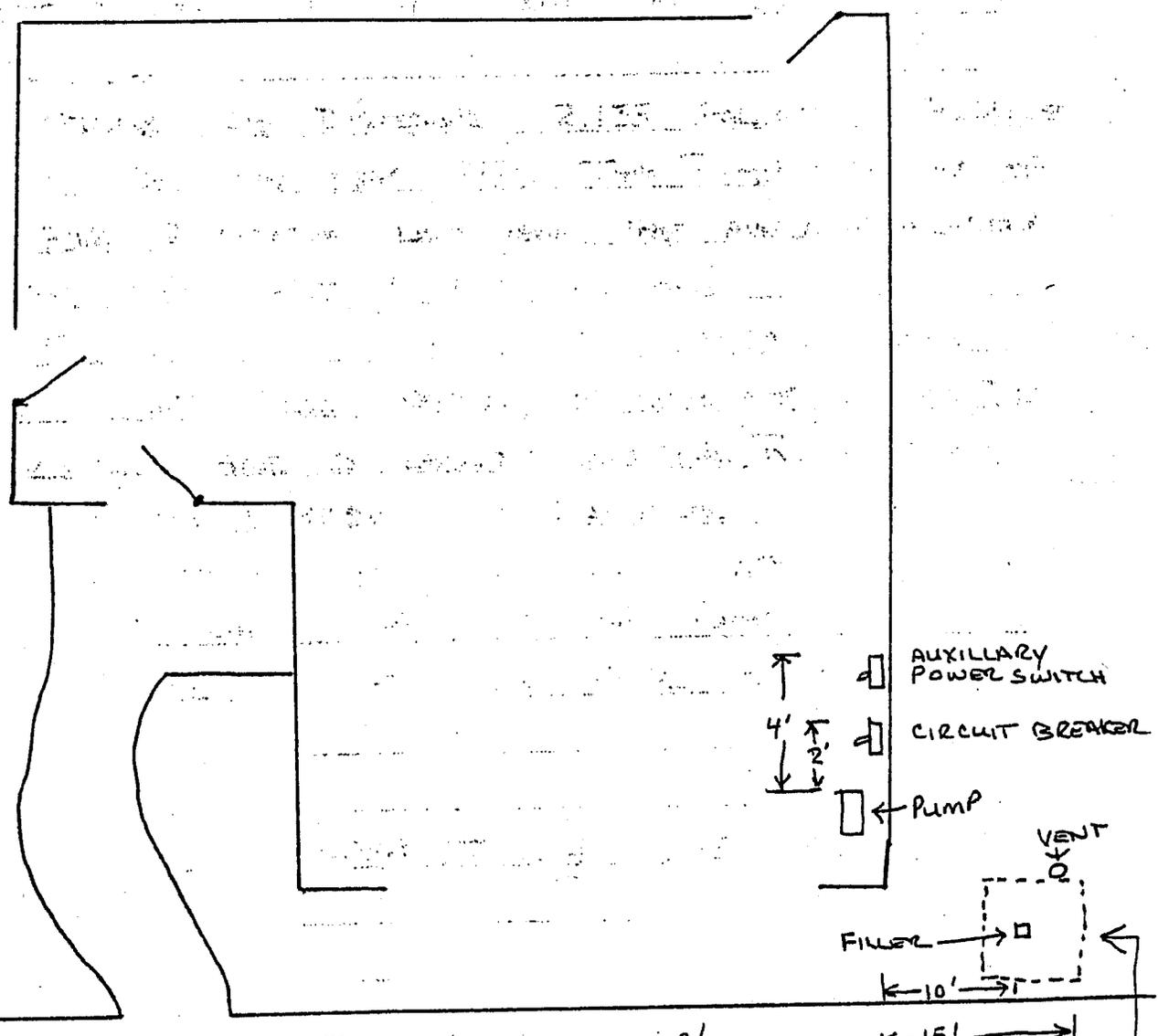
INGREDIENTS

Chemical Name	CIN No. (Table 1)	CAS No.	DOT No.	Percent
Diesel				

EMERGENCY RESPONSE AND EVACUATION PLAN
HAZARDOUS MATERIALS

1. The hazardous materials at this facility which may require emergency response or evacuation are flammable liquids. The flammable liquids are stored either in underground or above-ground approved storage tanks located outside the building.
2. Any spill which occurs during filling operations must be immediately cleaned up using absorbant materials. If the spill is large and there is a possibility of runoff from the area, the runoff will be contained using absorbant materials, dirt, sand bags or some other appropriate material.
3. Any fire at the facility will be reported immediately to the Oakland Fire Department using the 911 telephone number.
4. If there is danger to the building, insure that occupants are notified and instructed on appropriate response.
5. A training program will be conducted for all employees who work with hazardous materials in accordance with Administrative Instruction 252, July 1, 1987.

NAME: ...
NO. ...
DATE: ...



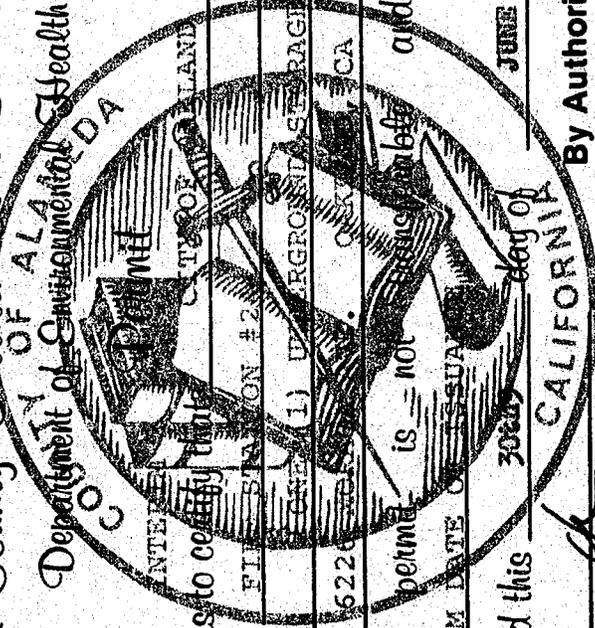
Fueling Area - 200 sq. ft.

UNDERGROUND
GASOLINE TANK
1,000 GAL.
CAPACITY

MORAGA AVE.

Alameda County Health Care Services Agency

Department of Environmental Health
OFFICE OF ALABAMA HEALTH



This is to certify that _____ is permitted
doing business as _____
to operate a _____
at _____
6228 _____

This permit is not _____ and is good until

6 MONTHS FROM DATE OF ISSUANCE
Issued this _____ day of _____ 19 _____

By Authority of _____
Sanitation HAZMAT SPECIALIST
County Health Officer

400-WA-2/87

Attachment 12

Building Codes

The City of Oakland Planning and Building Department lists various codes, ordinances, and regulations that may apply to your project.

<http://www2.oaklandnet.com/government/o/PBN/OurServices/CodesMapsDocuments/index.htm>

Within the Oakland Building Construction Code, various chapters, articles, and sections may apply to your project.

https://library.municode.com/ca/oakland/codes/code_of_ordinances?nodeId=TIT15BUCO

Pursuant to an appraisal by Yovino Young dated 4-30-15, the Property “is within a Special Study Zone as designated by the Alquist-Priolo Act. The Hayward Fault appears to cross the property in [a] north/south direction running beneath the existing former fire station.”

<http://www.conservation.ca.gov/cgs/rghm/ap/Pages/index.aspx>

If your project involves “human occupancy” (not just residential), please see Chapter 15.20 of the Oakland Building Construction Code. Pursuant to § 15.20.030, “‘Structure for human occupancy’ means any building that is regularly, habitually or primarily occupied by humans, ...”. This chapter describes the applicable projects in which a geologic report may be required.

https://library.municode.com/ca/oakland/codes/code_of_ordinances?nodeId=TIT15BUCO_CH15.20GERE

§ 15.020.040(A)(2) of the Oakland Building Construction Code suggests that a geologic report ***may not*** be required if you are building “[a] single-family wood frame dwelling not exceeding two stories when such dwelling ... is not located within one hundred (100) feet of a potentially active fault” A geotechnical study ***may*** suffice for purposes of this section. Please consult with the appropriate trades, including the City of Oakland Building Services Division.

§ 15.020.040 (B) of the Oakland Building Construction Code suggests that a geologic report ***may*** be required if you are doing “any major addition or alteration to an existing structure for human occupancy” Pursuant to § 15.20.030, “‘Major addition or alteration’ means addition or alteration, ..., to an existing structure which exceeds fifty percent of the value of the structure within any twelve-month period.”

The old fire station is an unreinforced masonry building (URM). Chapter 15.28 of the Oakland Building Construction Code relates to unreinforced masonry buildings.

https://library.municode.com/ca/oakland/codes/code_of_ordinances?nodeId=TIT15BUCO_CH15.28UNMABU

The old fire station is pre-qualified to use the State Historical Building Code (SHBC) which allows many problems such as access and egress, seismic retrofit, and fire protection to be solved on the building’s own terms, which can save time and money.

http://ohp.parks.ca.gov/?page_id=21410

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Use and Occupancy Classifications

The California Building Code explains that structures are grouped into various “occupancy classifications” denoted by letters. E.g., Group A is for Assembly, Group B is for Business, etc. Each occupancy classification can have various uses. The old fire station is supposedly in Group B as to its occupancy classification. Please verify occupancy classification. If the old fire station is truly in Group B, then you can see the attached Use and Occupancy Classifications for other uses within the Group B occupancy classification. Changing occupancy classifications ***could*** require you to obtain a geologic report if your project involves “human occupancy”. Whether your project involves a change in occupancy classification, it will generally still have to comply with the Property’s zoning under the City of Oakland Planning Code.

Planning and Zoning Map

Zoning and parcel information can be viewed on the City of Oakland Planning and Zoning Map. Click on “Ceda_Application” in the upper right to view the various operational layers. Some relevant layers include Planning & Zoning Controls, Historic Resources, Elevation Contours, and Environmental.

<http://oakgis.maps.arcgis.com/apps/webappviewer/index.html?id=3676148ea4924fc7b75e7350903c7224>

Parcel information from this map, especially as it relates to historical information, may not be accurate.

<http://gisapps.mapoakland.com/planmap/planmap.html?apn=048F736101100>
<http://gisapps.mapoakland.com/planmap/planmap.html?apn=048F736101200>

Zoning

The zoning of the subject parcels is RH-4 (Hillside Residential – 4 Zone). More information can be found in the City of Oakland Planning Code.

<http://www2.oaklandnet.com/oakca1/groups/ceda/documents/report/oak061640.pdf> (p99-112)

The City of Oakland recently released a new tool called Zone Check which allows you to check whether your business venture is allowable at a particular location. Any information gathered thru this tool should be independently verified by a staff person from the City of Oakland Planning and Zoning Division.

<https://zoningcheck.oaklandca.gov/>

Impact Fees

Impact fees may apply to your project.

<http://www2.oaklandnet.com/government/o/PBN/OurOrganization/PlanningZoning/s/ImpactFee/index.htm>

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General Plan

The City of Oakland has adopted a General Plan.

<http://www2.oaklandnet.com/government/o/PBN/OurOrganization/PlanningZoning/s/codes/index.htm#GeneralPlan>

The General Plan Land Use Designation of the subject parcels is Hillside Residential.

<http://www2.oaklandnet.com/oakca1/groups/ceda/documents/report/oak053714.pdf>

<http://www2.oaklandnet.com/oakca1/groups/ceda/documents/webcontent/oak035269.pdf> (p147 of document)

The document, Guidelines for Determining Project Conformity, describes the procedure for deciding whether a project is consistent with the General Plan. The document also describes the procedure to follow when the Zoning Regulations and General Plan conflict.

<http://www2.oaklandnet.com/oakca1/groups/ceda/documents/agenda/oak031702.pdf>

Planning Code

There are various regulations which relate to City landmarks under the City of Oakland Planning Code. It is not certain whether the old fire station can be demolished. Please consult with the appropriate trades, including the City of Oakland Building Services Division and especially Betty Marvin (Historic Preservation Planner).

<http://www2.oaklandnet.com/oakca1/groups/ceda/documents/report/oak061640.pdf>

Under Chapter 17.136 Design Review Procedure (p779), please see:

§ 17.136.060 Review by Landmarks Board in certain cases. (p795)

§ 17.136.070 Special regulations for designated landmarks. (p795)

§ 17.136.075 Regulations for demolition or removal of CIX-1A zoned properties, Designated Historic Properties, and Potentially Designated Historic Properties. (p796)

Disclaimer: The above code sections are provided for informational purposes only. They may or may not be applicable to your project. They are by no means comprehensive. There are other code sections within the Oakland Municipal Code that may apply to your project.

The City of Oakland recently released a new tool called Business Permitting that will inform you as to what types of City licenses and permits are required, and how much the related fees will be. Any information gathered thru this tool should be independently verified by a staff person from the City of Oakland Bureau of Building.

<https://businesspermits.oaklandca.gov/>

Historic Preservation Element

On March 18, 1980, the old fire station was designated as Oakland City Landmark #34 (case file LM 80-4) by Ordinance 9897 C.M.S.

<http://www2.oaklandnet.com/government/o/PBN/OurServices/Historic/DOWD009012>

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In 1994, the City of Oakland adopted a Historic Preservation Element as part of its General Plan.
<http://www2.oaklandnet.com/Government/o/PBN/OurServices/GeneralPlan/DOWD009018>

Under the Historic Preservation Element, City landmarks (along with preservation districts and heritage properties) fall under a category called Designated Historic Properties (DHPs). DHPs have a survey rating. The old fire station has a survey rating of B+a3 (B means major importance, 3 means not in a historic district). There are various incentives and regulations which apply to DHPs.

<http://www2.oaklandnet.com/government/o/PBN/OurServices/Historic/DOWD009155>

In 1998, the Historic Preservation Element was amended to create a more narrow category called Local Register of Historic Resources which includes those DHPs which have a rating of A or B. There are additional regulations relating to these properties as it relates to demolition and alteration. See Planning Code above.

The City of Oakland Planning and Building Department has a Historic Preservation page. Please review all information and links on this page thoroughly.

<http://www2.oaklandnet.com/government/o/PBN/OurServices/Historic/index.htm>

Tax Incentives

The Mills Act thru the State of California assists property owners in reaping the benefits of historic rehabilitation and preservation. It can reduce taxes for historic properties if the owners volunteer to repair and maintain the historic character of their property. City of Oakland Landmarks are eligible for the Mills Act. The old fire station is pre-qualified for the Mills Act since it is already a landmark.

<http://www2.oaklandnet.com/Government/o/PBN/OurServices/Historic/index.htm#MillsAct>

<http://www2.oaklandnet.com/oakca1/groups/ceda/documents/marketingmaterial/oak035026.pdf>

For your reference, the City of Berkeley has also prepared a brochure describing the Mills Act.
[https://www.cityofberkeley.info/uploadedFiles/Planning_\(new_site_map_walk-through\)/Level_3_-_General/millsact.pdfpdf](https://www.cityofberkeley.info/uploadedFiles/Planning_(new_site_map_walk-through)/Level_3_-_General/millsact.pdfpdf)

The federal government also offers Federal Historical Preservation Tax Incentives.

<https://www.nps.gov/tps/tax-incentives.htm>

<https://www.nps.gov/tps/tax-incentives/taxdocs/about-tax-incentives-2012.pdf>

If the rehab work is substantial and the property will produce income, then you can get a 20% income tax credit.

<https://www.irs.gov/businesses/small-businesses-self-employed/rehabilitation-tax-credit-real-estate-tax-tips>

To get the federal income tax credit, the owner will need to follow Secretary of the Interior's Standards for Rehabilitation.

<https://www.nps.gov/tps/standards/rehabilitation.htm>

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<https://www.nps.gov/tps/standards/rehabilitation/rehab/index.htm>
<https://www.irs.gov/instructions/i3468/ch02.html#d0e415>

Conservation easements with historical preservation organizations may also allow owners to claim charitable deduction on federal income taxes. Please contact your tax attorney or accountant for any tax-related questions.

Contacts

For more detailed information regarding the building requirements, please visit the Permit Counter located at 250 Frank H. Ogawa Plaza, 2nd Floor, Oakland, CA 94612. You can also call 510-238-3443. The counter and phone service end at 4 p.m. weekdays.

<http://www2.oaklandnet.com/government/o/PBN/OurOrganization/BuildingServices/a/ContactUs/index.htm>

For more detailed information regarding the zoning requirements, please visit the Zoning Counter located at 250 Frank H. Ogawa Plaza, 2nd Floor, Oakland, CA 94612. You can also call Zoning Information at 510-238-3911. The counter and phone service end at 4 p.m. weekdays. You can also request information using the online Zoning Information Request Form.

http://cedaonlineforms.oaklandnet.com/lfserver/Oakland_Zoning_Information_Request

For more detailed information regarding the historical requirements and tax incentives, please contact Betty Marvin, Historic Preservation Planner, 510-238-6879, bmarvin@oaklandnet.com

For the purposes of this chapter certain words and phrases are defined, unless it shall be apparent from their context that a different meaning is intended:

"Active fault" means a fault where surface displacement has occurred within Holocene time.

"Fault" means a fracture or zone of closely associated fractures along which rocks on one side have been displaced with respect to those on the other side. Most faults are the result of repeated displacement which may have taken place suddenly or by slow creep or by a combination thereof.

"Fault trace" means the line formed by the intersection of a fault and the earth's surface.

"Geologic event" means the occurrence of any movement of the earth surface relating to earthquake faults. The determination of such ground movement shall be based on field observation, established geologic data or actual evidence of earth surface movement.

"Geologic Report" means a report prepared by a geologist for a particular site which is directed toward the problem of potential surface fault displacement and the damage which would result therefrom.

"Geologist" means a geologist registered as such by the Department of Professional and Vocational Standards of the state of California.

"Habitable space" means space in a structure for living, sleeping, eating or cooking. For the purpose of this chapter, habitable space shall include areas designed and built as occupiable space such as living rooms, family rooms, dining rooms, bedrooms, kitchens, bathrooms, hallways and other similar areas. Unfinished underfloor spaces, crawl spaces, garage, and storage, utility or closet spaces are not considered habitable space.

"Major addition or alteration" means addition or alteration, as defined in Oakland Building Code, to an existing structure which exceeds fifty percent of the value of the structure within any twelve-month period.

"Replacement" means the reconstruction, renewal, restoration, or upgrade to current building code of any part of an existing building damaged or destroyed by an involuntary event. For the purpose of this chapter, replacement work shall be limited to the pre-damaged size, location, occupancy and use of the existing building.

"Special Studies Zones" means those areas within the boundaries of the Special Studies Zone as adopted by the California State Mining and Geology Board pursuant to the Alquist-Priolo Geologic Hazard Zones Act.

"Special Studies Zone Map" means that certain map delineating the Special Studies Zone on file January 1, 1982 in the Office of Public Works, and all subsequent revisions thereof adopted by resolution of the Council.

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"Story" means that portion of a building included between the floor surface of any floor and the floor surface of the floor next above, except that the topmost story shall be that portion between the floor surface of the topmost floor and the ceiling or roof above. For the purpose of this chapter, any floor level which qualifies as a mezzanine or having less than three hundred (300) square feet of floor area of habitable space shall not be considered a story.

"Structure for human occupancy" means any building or structure that is regularly, habitually or primarily occupied by humans, except for detached buildings or structures classed as Group J Occupancies in the Oakland Building Code.

"Technically qualified personnel" are those persons deemed qualified by the California State Mining and Geology Board to evaluate geologic and engineering reports.

(Prior code § 2-8.03)

15.20.040 - Applicable projects.

This chapter shall apply to the following projects:

- A. New Structure. Any new structure for human occupancy with the exception of:
 1. Single-family wood frame dwelling located within a real estate development for which a geologic report has been approved;
 2. A single-family wood frame dwelling not exceeding two stories when such dwelling is not part of a development of four or more dwellings and is not located within one hundred (100) feet of a potentially active fault as depicted on the Special Studies Zone Map or of a field located active fault.
- B. Major Addition or Alteration. Any major addition or alteration to an existing structure for human occupancy with the exception of:
 1. Single-family wood frame dwelling located within a real estate development for which a geologic report has been approved;
 2. A single-family wood frame dwelling not exceeding two stories.
- C. Replacement. Any replacement of an existing structure for human occupancy if the damage is caused or related to geologic event with the exception of:
 1. Single-family dwelling;
 2. Replacement to any existing structure which does not exceed fifty (50) percent of the value of the structure within any twelve (12) month period.
- D. Subdivision. Any subdivision which requires a tentative subdivision map pursuant to the provisions of this code for a proposed subdivision except for a subdivision which consists solely of the division of an existing structure for human occupancy. Any land

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determined to be unbuildable due to the location of a fault trace shall be so designated on the tentative map.

(Prior code § 2-8.04)

15.20.050 - Requirements.

City requires four copies of geologic report defining and delineating any fault hazard prior to the approval of any applicable project as defined in Section 15.20.040, and:

- A. If no fault hazard is identified, no additional requirement in the chapter shall be applied.
- B. If fault hazards are determined, no structures for human occupancy shall be permitted to be placed:
 - 1. Across an active fault trace;
 - 2. Within fifty (50) feet of any active fault trace unless the geologic investigation can demonstrate that the site is not underlain by active branches of the fault. In such case the structure can be placed closer to the fault as recommended by the geologist and approved by the city but not across the fault.

(Prior code § 2-8.05)

CHAPTER 3

USE AND OCCUPANCY CLASSIFICATION

User note: Code change proposals to sections preceded by the designation [F] will be considered by the International Fire Code Development Committee during the 2016 (Group B) Code Development Cycle. See explanation on page ix.

SECTION 301
GENERAL

301.1 Scope. The provisions of this chapter shall control the classification of all buildings and structures as to use and occupancy.

SECTION 302
CLASSIFICATION

302.1 General. Structures or portions of structures shall be classified with respect to occupancy in one or more of the groups listed in this section. A room or space that is intended to be occupied at different times for different purposes shall comply with all of the requirements that are applicable to each of the purposes for which the room or space will be occupied. Structures with multiple occupancies or uses shall comply with Section 508. Where a structure is proposed for a purpose that is not specifically provided for in this code, such structure shall be classified in the group that the occupancy most nearly resembles, according to the fire safety and relative hazard involved.

1. Assembly (see Section 303): Groups A-1, A-2, A-3, A-4 and A-5
2. Business (see Section 304): Group B
3. Educational (see Section 305): Group E
4. Factory and Industrial (see Section 306): Groups F-1 and F-2
5. High Hazard (see Section 307): Groups H-1, H-2, H-3, H-4 and H-5
6. Institutional (see Section 308): Groups I-1, I-2, I-2.1, I-3 and I-4
7. *[SFM] Laboratory (see Section 202): Group B, unless classified as Group L (see Section 453) or Group H (see Section 307).*
8. Mercantile (see Section 309): Group M
9. *[SFM] Organized Camps (see Section 450): Group C.*
10. *[SFM] Research Laboratories (see Section 453): Group L*
11. Residential (see Section 310): Groups R-1, R-2, R-2.1, R-3, R-3.1 and R-4.
12. Storage (see Section 311): Groups S-1 and S-2
13. Utility and Miscellaneous (see Section 312): Group U

[SFM] Existing buildings housing existing protective social care homes or facilities established prior to 1972 (see California Fire Code Chapter 11 and California Existing Building Code).

302.1.1 Reserved

302.1.2 Reserved

302.1.3 Pharmacies; veterinary facilities; barbering, cosmetology or electrolysis establishments; and acupuncture offices. See Chapter 12.

SECTION 303
ASSEMBLY GROUP A

303.1 Assembly Group A. Assembly Group A occupancy includes, among others, the use of a building or structure, or a portion thereof, for the gathering of persons for purposes such as civic, social or religious functions; recreation, food or drink consumption or awaiting transportation; *motion picture and television production studio sound stages, approved production facilities and production locations; or for the showing of motion pictures when an admission fee is charged and when such building or structure is open to the public and has a capacity of 10 or more persons.*

303.1.1 Small buildings and tenant spaces. A building or tenant space used for assembly purposes with an occupant load of less than 50 persons shall be classified as a Group B occupancy.

303.1.2 Small assembly spaces. The following rooms and spaces shall not be classified as Assembly occupancies:

1. A room or space used for assembly purposes with an occupant load of less than 50 persons and accessory to another occupancy shall be classified as a Group B occupancy or as part of that occupancy.
2. A room or space used for assembly purposes that is less than 750 square feet (70 m²) in area and accessory to another occupancy shall be classified as a Group B occupancy or as part of that occupancy.

303.1.3 Associated with Group E occupancies. A room or space used for assembly purposes that is associated with a Group E occupancy is not considered a separate occupancy.

303.1.4 Accessory to places of religious worship. Accessory religious educational rooms and religious auditoriums with occupant loads of less than 100 per room or space are not considered separate occupancies.

303.2 Assembly Group A-1. Assembly uses, usually with fixed seating, intended for the production and viewing of the performing arts or motion pictures including, but not limited to:

Motion picture and television production studio sound stages, approved production facilities and production locations. (with live audiences).

Motion picture theaters

Symphony and concert halls

Television and radio studios admitting an audience

Theaters

303.3 Assembly Group A-2. Assembly uses intended for food and/or drink consumption including, but not limited to:

- Banquet halls
- Casinos (gaming areas)
- Nightclubs
- Restaurants, cafeterias and similar dining facilities (including associated commercial kitchens)
- Taverns and bars

303.4 Assembly Group A-3. Assembly uses intended for worship, recreation or amusement and other assembly uses not classified elsewhere in Group A including, but not limited to:

- Amusement arcades
- Art galleries
- Bowling alleys
- Community halls
- Courtrooms
- Dance halls (not including food or drink consumption)
- Exhibition halls
- Funeral parlors
- Gymnasiums (without spectator seating)
- Indoor swimming pools (without spectator seating)
- Indoor tennis courts (without spectator seating)
- Lecture halls
- Libraries
- Museums
- Places of religious worship
- Pool and billiard parlors
- Waiting areas in transportation terminals

303.5 Assembly Group A-4. Assembly uses intended for viewing of indoor sporting events and activities with spectator seating including, but not limited to:

- Arenas
- Skating rinks
- Swimming pools
- Tennis courts

303.6 Assembly Group A-5. Assembly uses intended for participation in or viewing outdoor activities including, but not limited to:

- Amusement park structures
- Bleachers
- Grandstands
- Stadiums

303.7 Fixed guideway transit systems. [SFM] Fixed guideway transit system buildings shall conform to the requirements of this code for their occupancy classification in addition to the provisions set forth in Section 443.

303.8 Subterranean spaces for winery facilities in natural or manmade caves. [SFM] For fire and life safety requirements, see Section 446.

SECTION 304 BUSINESS GROUP B

304.1 Business Group B. Business Group B occupancy includes, among others, the use of a building or structure, or a portion thereof, for office, professional or service-type transac-

tions, including storage of records and accounts. Business occupancies shall include, but not be limited to, the following:

- Airport traffic control towers
- Ambulatory care facilities serving five or fewer patients (see Section 308.4.2 for facilities serving more than five patients)
- Animal hospitals, kennels and pounds
- Banks
- Barber and beauty shops
- Car wash
- Civic administration
- Clinic, outpatient [SFM] (not classified as Group I-2.1)
- Dry cleaning and laundries: pick-up and delivery stations and self-service
- Educational occupancies for students above the 12th grade
- Electronic data processing
- Food processing establishments and commercial kitchens not associated with restaurants, cafeterias and similar dining facilities not more than 2,500 square feet (232 m²) in area.
- Laboratories: testing, research and [SFM] instruction
- Motor vehicle showrooms
- Post offices
- Print shops
- Professional services (architects, attorneys, dentists, physicians, engineers, etc.)
- Radio and television stations
- Telephone exchanges
- Training and skill development not within a school or academic program (this shall include, but not be limited to, tutoring centers, martial arts studios, gymnastics and similar uses regardless of the ages served, and where not classified as a Group A occupancy).

304.2 Definitions. The following terms are defined in Chapter 2:

AMBULATORY CARE FACILITY.

CLINIC, OUTPATIENT.

SECTION 305 EDUCATIONAL GROUP E

305.1 Educational Group E. Educational Group E occupancy includes, among others, the use of a building or structure, or a portion thereof, by more than six persons at any one time for educational purposes through the 12th grade.

Exception: [SFM] A residence used as a home school for the children who normally reside at the residence. Such residences shall remain classified as Group R-2, or Group R-3 occupancies.

305.1.1 Accessory to places of religious worship. Religious educational rooms and religious auditoriums, which are accessory to places of religious worship in accordance with Section 303.1.4 and have occupant loads of less than 100 per room or space, shall be classified as Group A-3 occupancies.

305.2 Group E, day care facilities. This group includes buildings and structures or portions thereof occupied by more

than six children 2 years of age and older who receive educational, supervision or personal care services for fewer than 24 hours per day.

Exception: [SFM] A Day-care facility not otherwise classified as an R-3 occupancy, where occupants are not capable of responding to an emergency situation without physical assistance from the staff shall be classified as Group I-4.

305.2.1 Within places of religious worship. Rooms and spaces within places of religious worship providing such day care during religious functions shall be classified as part of the primary occupancy where not licensed for day-care purposes by the Department of Social Services.

SECTION 306 FACTORY GROUP F

306.1 Factory Industrial Group F. Factory Industrial Group F occupancy includes, among others, the use of a building or structure, or a portion thereof, for assembling, disassembling, fabricating, finishing, manufacturing, packaging, repair or processing operations that are not classified as a Group H hazardous or Group S storage occupancy.

306.2 Moderate-hazard factory industrial, Group F-1. Factory industrial uses which are not classified as Factory Industrial F-2 Low Hazard shall be classified as F-1 Moderate Hazard and shall include, but not be limited to, the following:

- Aircraft (manufacturing, not to include repair)
- Appliances
- Athletic equipment
- Automobiles and other motor vehicles
- Bakeries
- Beverages: over 16-percent alcohol content
- Bicycles
- Boats
- Brooms or brushes
- Business machines
- Cameras and photo equipment
- Canvas or similar fabric
- Carpets and rugs (includes cleaning)
- Clothing
- Construction and agricultural machinery
- Disinfectants
- Dry cleaning and dyeing
- Electric generation plants
- Electronics
- Engines (including rebuilding)
- Food processing establishments and commercial kitchens not associated with restaurants, cafeterias and similar dining facilities not more than 2,500 square feet (232 m²) in area.
- Furniture
- Hemp products
- Jute products
- Laundries
- Leather products
- Machinery
- Metals
- Millwork (sash and door)
- [SFM] Motion picture and television production studio

Sound Stages, Approved Production Facilities and production locations (without live audiences)

- Musical instruments
- Optical goods
- Paper mills or products
- Photographic film
- Plastic products
- Printing or publishing
- Recreational vehicles
- Refuse incineration
- Shoes
- Soaps and detergents
- Textiles
- Tobacco
- Trailers
- Upholstering
- Wood; distillation
- Woodworking (cabinet)

306.3 Low-hazard factory industrial, Group F-2. Factory industrial uses that involve the fabrication or manufacturing of noncombustible materials which during finishing, packing or processing do not involve a significant fire hazard shall be classified as F-2 occupancies and shall include, but not be limited to, the following:

- Beverages: up to and including 16-percent alcohol content
- Brick and masonry
- Ceramic products
- Foundries
- Glass products
- Gypsum
- Ice
- Metal products (fabrication and assembly)

SECTION 307 HIGH-HAZARD GROUP H

[F] **307.1 High-hazard Group H.** High-hazard Group H occupancy includes, among others, the use of a building or structure, or a portion thereof, that involves the manufacturing, processing, generation or storage of materials that constitute a physical or health hazard in quantities in excess of those allowed in control areas complying with Section 414, based on the maximum allowable quantity limits for control areas set forth in Tables 307.1(1) and 307.1(2). Hazardous occupancies are classified in Groups H-1, H-2, H-3, H-4 and H-5 and shall be in accordance with this section, the requirements of Section 415 and the *California Fire Code*. Hazardous materials stored, or used on top of roofs or canopies shall be classified as outdoor storage or use and shall comply with the *California Fire Code*.

[F] **307.1.1 Uses other than Group H.** An occupancy that stores, uses or handles hazardous materials as described in one or more of the following items shall not be classified as Group H, but shall be classified as the occupancy that it most nearly resembles.

1. Buildings and structures occupied for the application of flammable finishes, provided that such buildings or areas conform to the requirements of Section 416 and the *California Fire Code*.

2. Wholesale and retail sales and storage of flammable and combustible liquids in mercantile occupancies conforming to the *California Fire Code*.
3. Closed piping system containing flammable or combustible liquids or gases utilized for the operation of machinery or equipment.
4. Cleaning establishments that utilize combustible liquid solvents having a flash point of 140°F (60°C) or higher in closed systems employing equipment listed by an approved testing agency, provided that this occupancy is separated from all other areas of the building by 1-hour fire barriers constructed in accordance with Section 707 or 1-hour horizontal assemblies constructed in accordance with Section 711, or both.
5. Cleaning establishments that utilize a liquid solvent having a flash point at or above 200°F (93°C).
6. Liquor stores and distributors without bulk storage.
7. Refrigeration systems.
8. The storage or utilization of materials for agricultural purposes on the premises.
9. Stationary batteries utilized for facility emergency power, uninterruptable power supply or telecommunication facilities, provided that the batteries are provided with safety venting caps and ventilation is provided in accordance with the *California Mechanical Code*.
10. Corrosive personal or household products in their original packaging used in retail display.
11. Commonly used corrosive building materials.
12. Buildings and structures occupied for aerosol storage shall be classified as Group S-1, provided that such buildings conform to the requirements of the *California Fire Code*.
13. Display and storage of nonflammable solid and nonflammable or noncombustible liquid hazardous materials in quantities not exceeding the maximum allowable quantity per control area in Group M or S occupancies complying with Section 414.2.5.
14. The storage of black powder, smokeless propellant and small arms primers in Groups M and R-3 and special industrial explosive devices in Groups B, F, M and S, provided such storage conforms to the quantity limits and requirements prescribed in the *California Fire Code*.
15. [SFM] Group L occupancies as defined in Section 453.1.

[F] 307.1.2 **Hazardous materials.** Hazardous materials in any quantity shall conform to the requirements of this code, including Section 414, and the *California Fire Code*.

[F] 307.2 **Definitions.** The following terms are defined in Chapter 2:

AEROSOL.

- Level 1 aerosol products.
- Level 2 aerosol products.
- Level 3 aerosol products.

AEROSOL CONTAINER.

BALED COTTON.

BALED COTTON, DENSELY PACKED.

BARRICADE.

- Artificial barricade.
- Natural barricade.

BOILING POINT.

CLOSED SYSTEM.

COMBUSTIBLE DUST.

COMBUSTIBLE FIBERS.

COMBUSTIBLE LIQUID.

- Class II.
- Class IIIA.
- Class IIIB.

COMPRESSED GAS.

CONTROL AREA.

CORROSIVE.

CRYOGENIC FLUID.

DAY BOX.

DEFLAGRATION.

DETONATION.

DISPENSING.

EXPLOSION.

EXPLOSIVE.

- High explosive.
- Low explosive.
- Mass-detonating explosives.
- UN/DOTn Class 1 explosives.

- Division 1.1.
- Division 1.2.
- Division 1.3.
- Division 1.4.
- Division 1.5.
- Division 1.6.

FIREWORKS.

- Fireworks, 1.3G.
- Fireworks, 1.4G.

FLAMMABLE GAS.

FLAMMABLE LIQUEFIED GAS.

FLAMMABLE LIQUID.

- Class IA.
- Class IB.
- Class IC.

FLAMMABLE MATERIAL.

FLAMMABLE SOLID.

FLASH POINT.

HANDLING.

HAZARDOUS MATERIALS.

HEALTH HAZARD.

HIGHLY TOXIC.

INCOMPATIBLE MATERIALS.

INERT GAS.

OPEN SYSTEM.

OPERATING BUILDING.

ORGANIC PEROXIDE.

- Class I.
- Class II.
- Class III.
- Class IV.
- Class V.
- Unclassified detonable.

OXIDIZER.

- Class 4.
- Class 3.
- Class 2.
- Class 1.

OXIDIZING GAS.

PHYSICAL HAZARD.

PYROPHORIC.

PYROTECHNIC COMPOSITION.

TOXIC.

UNSTABLE (REACTIVE) MATERIAL.

Class 4.

Class 3.

Class 2.

Class 1.

WATER-REACTIVE MATERIAL.

Class 3.

Class 2.

Class 1.

[F] 307.3 High-hazard Group H-1. Buildings and structures containing materials that pose a detonation hazard shall be classified as Group H-1. Such materials shall include, but not be limited to, the following:

Detonable pyrophoric materials

Explosives:

- Division 1.1
- Division 1.2
- Division 1.3
- Division 1.4
- Division 1.5
- Division 1.6

Organic peroxides, unclassified detonable

Oxidizers, Class 4

Unstable (reactive) materials, Class 3 detonable and Class 4

TABLE 307.1(1)
MAXIMUM ALLOWABLE QUANTITY PER CONTROL AREA OF HAZARDOUS MATERIALS POSING A PHYSICAL HAZARD^{a, l, m, n, p}

MATERIAL	CLASS	GROUP WHEN THE MAXIMUM ALLOWABLE QUANTITY IS EXCEEDED	STORAGE ^b			USE-CLOSED SYSTEMS ^b			USE-OPEN SYSTEMS ^b	
			Solid pounds (cubic feet)	Liquid gallons (pounds)	Gas cubic feet at NTP	Solid pounds (cubic feet)	Liquid gallons (pounds)	Gas cubic feet at NTP	Solid pounds (cubic feet)	Liquid gallons (pounds)
Combustible dust	NA	H-2	See Note q	NA	NA	See Note q	NA	NA	See Note q	NA
Combustible fiber ^d	Loose Baled ^o	H-3	(100) (1,000)	NA	NA	(100) (1,000)	NA	NA	(20) (200)	NA
Combustible liquid ^{e, 1}	II IIIA IIIB	H-2 or H-3 H-2 or H-3 NA	NA	120 ^{d, e} 330 ^{d, e} 13,200 ^{e, f}	NA	NA	120 ^d 330 ^d 13,200 ^f	NA	NA	30 ^d 80 ^d 3,300 ^f
Consumer fireworks	1.4G	H-3	125 ^{e, 1}	NA	NA	NA	NA	NA	NA	NA
Cryogenic flammable	NA	H-2	NA	45 ^d	NA	NA	45 ^d	NA	NA	10 ^d
Cryogenic inert	NA	NA	NA	NA	NL	NA	NA	NL	NA	NA
Cryogenic oxidizing	NA	H-3	NA	45 ^d	NA	NA	45 ^d	NA	NA	10 ^d
Explosives	Division 1.1	H-1	1 ^{e, g}	(1) ^{e, g}	NA	0.25 ^g	(0.25) ^g	NA	0.25 ^g	(0.25) ^g
	Division 1.2	H-1	1 ^{e, g}	(1) ^{e, g}		0.25 ^g	(0.25) ^g		0.25 ^g	(0.25) ^g
	Division 1.3	H-1 or H-2	10 ^{e, g}	(10) ^{e, g}		1 ^g	(1) ^g		1 ^g	(1) ^g
	Division 1.4	H-3	50 ^{e, g}	(50) ^{e, g}		50 ^g	(50) ^g		NA	NA
	Division 1.4G	H-3	125 ^{d, e, 1}	NA		NA	NA		NA	NA
	Division 1.5	H-1	1 ^{e, g}	(1) ^{e, g}		0.25 ^g	(0.25) ^g		0.25 ^g	(0.25) ^g
	Division 1.6	H-1	1 ^{e, g}	NA		NA	NA		NA	NA
Flammable gas	Gaseous	H-2	NA	NA	1,000 ^{d, e}	NA	NA	1,000 ^{d, e}	NA	NA
	Liquefied			(150) ^{d, e}	NA		(150) ^{d, e}			
Flammable liquid ^c	IA	H-2 or H-3	NA	30 ^{d, e}	NA	NA	30 ^d	NA	NA	10 ^d
	IB and IC			120 ^{d, e}			120 ^d			30 ^d
Flammable liquid, combination (IA, IB, IC)	NA	H-2 or H-3	NA	120 ^{d, e, h}	NA	NA	120 ^{d, h}	NA	NA	30 ^{d, h}

(continued)

TABLE 307.1(1)—continued
MAXIMUM ALLOWABLE QUANTITY PER CONTROL AREA OF HAZARDOUS MATERIALS POSING A PHYSICAL HAZARD^{a, i, m, n, p}

MATERIAL	CLASS	GROUP WHEN THE MAXIMUM ALLOWABLE QUANTITY IS EXCEEDED	STORAGE ^b			USE-CLOSED SYSTEMS ^b			USE-OPEN SYSTEMS ^b	
			Solid pounds (cubic feet)	Liquid gallons (pounds)	Gas cubic feet at NTP	Solid pounds (cubic feet)	Liquid gallons (pounds)	Gas cubic feet at NTP	Solid pounds (cubic feet)	Liquid gallons (pounds)
Flammable solid	NA	H-3	125 ^{d, e}	NA	NA	125 ^d	NA	NA	25 ^d	NA
Inert gas	Gaseous	NA	NA	NA	NL	NA	NA	NL	NA	NA
	Liquefied	NA	NA	NA	NL	NA	NA	NL	NA	NA
Organic peroxide	UD	H-1	1 ^{c, g}	(1) ^{c, g}	NA	0.25 ^g	(0.25) ^g	NA	0.25 ^g	(0.25) ^g
	I	H-2	5 ^{d, e}	(5) ^{d, e}		1 ^d	(1) ^d		1 ^d	(1) ^d
	II	H-3	50 ^{d, e}	(50) ^{d, e}		50 ^d	(50) ^d		50 ^d	(50) ^d
	III	H-3	125 ^{d, e}	(125) ^{d, e}		125 ^d	(125) ^d		125 ^d	(125) ^d
	IV	NA	NL	NL		NL	NL		NL	NL
V	NA	NA	NL	NL	NL	NL	NL	NL		
Oxidizer	4	H-1	1 ^g	(1) ^{c, g}	NA	0.25 ^g	(0.25) ^g	NA	0.25 ^g	(0.25) ^g
	3 ^k	H-2 or H-3	10 ^{d, e}	(10) ^{d, e}		2 ^d	(2) ^d		2 ^d	(2) ^d
	2	H-3	250 ^{d, e}	(250) ^{d, e}		250 ^d	(250) ^d		250 ^d	(250) ^d
	1	NA	4,000 ^{e, f}	(4,000) ^{e, f}		4,000 ^f	(4,000) ^f		4,000 ^f	(1,000) ^f
Oxidizing gas	Gaseous	H-3	NA	NA	1,500 ^{d, e}	NA	NA	1,500 ^{d, e}	NA	NA
	Liquefied		(150) ^{d, e}	NA	(150) ^{d, e}	NA	NA			
Pyrophoric	NA	H-2	4 ^{c, g}	(4) ^{c, g}	50 ^{c, g}	1 ^g	(1) ^g	10 ^{c, g}	0	0
Unstable (reactive)	4	H-1	1 ^{c, g}	(1) ^{c, g}	10 ^{c, g}	0.25 ^g	(0.25) ^g	2 ^{c, g}	0.25 ^g	(0.25) ^g
	3	H-1 or H-2	5 ^{d, e}	(5) ^{d, e}	50 ^{d, e}	1 ^d	(1) ^d	10 ^{d, e}	1 ^d	(1) ^d
	2	H-3	50 ^{d, e}	(50) ^{d, e}	750 ^{d, e}	50 ^d	(50) ^d	750 ^{d, e}	10 ^d	(10) ^d
	1	NA	NL	NL	NL	NL	NL	NL	NL	NL
Water reactive	3	H-2	5 ^{d, e}	(5) ^{d, e}	NA	5 ^d	(5) ^d	NA	1 ^d	(1) ^d
	2	H-3	50 ^{d, e}	(50) ^{d, e}		50 ^d	(50) ^d		10 ^d	(10) ^d
	1	NA	NL	NL		NL	NL		NL	NL

For SI: 1 cubic foot = 0.028 m³, 1 pound = 0.454 kg, 1 gallon = 3.785 L.

NL = Not Limited; NA = Not Applicable; UD = Unclassified Detonable.

a. For use of control areas, see Section 414.2.

b. The aggregate quantity in use and storage shall not exceed the quantity listed for storage.

c. The quantities of alcoholic beverages in retail and wholesale sales occupancies shall not be limited provided the liquids are packaged in individual containers not exceeding 1.3 gallons. In retail and wholesale sales occupancies, the quantities of medicines, foodstuffs or consumer products, and cosmetics containing not more than 50 percent by volume of water-miscible liquids with the remainder of the solutions not being flammable, shall not be limited, provided that such materials are packaged in individual containers not exceeding 1.3 gallons.

d. [SFM] In other than Group L occupancies, maximum allowable quantities shall be increased 100 percent in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1. Where Note e also applies, the increase for both notes shall be applied accumulatively.

e. Maximum allowable quantities shall be increased 100 percent when stored in approved storage cabinets, day boxes, gas cabinets, gas rooms or exhausted enclosures or in listed safety cans in accordance with Section 5003.9.10 of the California Fire Code. Where Note d also applies, the increase for both notes shall be applied accumulatively.

f. Quantities shall not be limited in a building equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

g. Allowed only in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

h. Containing not more than the maximum allowable quantity per control area of Class IA, IB or IC flammable liquids.

i. The maximum allowable quantity shall not apply to fuel oil storage complying with Section 603.3.2 of the California Fire Code.

j. Quantities in parenthesis indicate quantity units in parenthesis at the head of each column.

k. A maximum quantity of 200 pounds of solid or 20 gallons of liquid Class 3 oxidizers is allowed when such materials are necessary for maintenance purposes, operation or sanitation of equipment when the storage containers and the manner of storage are approved.

l. Net weight of the pyrotechnic composition of the fireworks. Where the net weight of the pyrotechnic composition of the fireworks is not known, 25 percent of the gross weight of the fireworks, including packaging, shall be used.

m. For gallons of liquids, divide the amount in pounds by 10 in accordance with Section 5003.1.2 of the California Fire Code.

n. For storage and display quantities in Group M and storage quantities in Group S occupancies complying with Section 414.2.5, see Tables 414.2.5(1) and 414.2.5(2).

o. Densely packed baled cotton that complies with the packing requirements of ISO 8115 shall not be included in this material class.

p. The following shall not be included in determining the maximum allowable quantities:

1. Liquid or gaseous fuel in fuel tanks on vehicles.

2. Liquid or gaseous fuel in fuel tanks on motorized equipment operated in accordance with the California Fire Code.

3. Gaseous fuels in piping systems and fixed appliances regulated by the California Mechanical Code.

4. Liquid fuels in piping systems and fixed appliances regulated by the California Mechanical Code.

5. Alcohol-based hand rubs classified as Class I or II liquids in dispensers that are installed in accordance with Sections 5705.5 and 5705.5.1 of the California Fire Code. The location of the alcohol-based hand rub (ABHR) dispensers shall be provided in the construction documents.

q. Where manufactured, generated or used in such a manner that the concentration and conditions create a fire or explosion hazard based on information prepared in accordance with Section 414.1.3.

[F] TABLE 307.1(2)
 MAXIMUM ALLOWABLE QUANTITY PER CONTROL AREA OF HAZARDOUS MATERIAL POSING A HEALTH HAZARD^{a, c, f, h, i}

MATERIAL	STORAGE ^b			USE-CLOSED SYSTEMS ^b			USE-OPEN SYSTEMS ^b	
	Solid pounds ^{d, f}	Liquid gallons (pounds) ^{d, f}	Gas cubic feet at NTP (pounds) ^d	Solid pounds ^d	Liquid gallons (pounds) ^{d, f}	Gas cubic feet at NTP (pounds) ^d	Solid pounds ^d	Liquid gallons (pounds) ^d
Corrosives	5,000	500	Gaseous 810 ^{e, f} Liquefied (150)	5,000	500	Gaseous 810 ^e Liquefied (150)	1,000	100
Highly Toxic	10	(10)	Gaseous 20 ^g Liquefied (4) ^g	10	(10)	Gaseous 20 ^g Liquefied (4) ^g	3	(3)
Toxic	500	(500)	Gaseous 810 ^e Liquefied (150) ^e	500	(500)	Gaseous 810 ^e Liquefied (150) ^e	125	(125)

For SI: 1 cubic foot = 0.028 m³, 1 pound = 0.454 kg, 1 gallon = 3.785 L.

a. For use of control areas, see Section 414.2.

b. The aggregate quantity in use and storage shall not exceed the quantity listed for storage.

c. In retail and wholesale sales occupancies, the quantities of medicines, foodstuffs or consumer products, and cosmetics containing not more than 50 percent by volume of water-miscible liquids and with the remainder of the solutions not being flammable, shall not be limited, provided that such materials are packaged in individual containers not exceeding 1.3 gallons.

d. [SFM] In other than Group L occupancies, maximum allowable quantities shall be increased 100 percent in buildings equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1. Where Note e also applies, the increase for both notes shall be applied cumulatively.

e. Maximum allowable quantities shall be increased 100 percent where stored in approved storage cabinets, gas cabinets or exhausted enclosures as specified in the *California Fire Code*. Where Note d also applies, the increase for both notes shall be applied cumulatively.

f. For storage and display quantities in Group M and storage quantities in Group S occupancies complying with Section 414.2.5, see Tables 414.2.5(1) and 414.2.5(2).

g. Allowed only where stored in approved exhausted gas cabinets or exhausted enclosures as specified in the *California Fire Code*.

h. Quantities in parenthesis indicate quantity units in parenthesis at the head of each column.

i. For gallons of liquids, divide the amount in pounds by 10 in accordance with Section 5003.1.2 of the *California Fire Code*.

[F] 307.3.1 Occupancies containing explosives not classified as H-1. The following occupancies containing explosive materials shall be classified as follows:

1. Division 1.3 explosive materials that are used and maintained in a form where either confinement or configuration will not elevate the hazard from a mass fire to mass explosion hazard shall be allowed in H-2 occupancies.
2. Articles, including articles packaged for shipment, that are not regulated as a Division 1.4 explosive under Bureau of Alcohol, Tobacco, Firearms and Explosives regulations, or unpackaged articles used in process operations that do not propagate a detonation or deflagration between articles shall be allowed in H-3 occupancies.

[F] 307.4 High-hazard Group H-2. Buildings and structures containing materials that pose a deflagration hazard or a hazard from accelerated burning shall be classified as Group H-2. Such materials shall include, but not be limited to, the following:

Class I, II or IIIA flammable or combustible liquids that are used or stored in normally open containers or systems, or in closed containers or systems pressurized at more than 15 pounds per square inch gauge (103.4 kPa).

Combustible dusts where manufactured, generated or used in such a manner that the concentration and conditions create a fire or explosion hazard based on information prepared in accordance with Section 414.1.3.

Cryogenic fluids, flammable.

Flammable gases.

Organic peroxides, Class I.

Oxidizers, Class 3, that are used or stored in normally open containers or systems, or in closed containers or systems pressurized at more than 15 pounds per square inch gauge (103 kPa).

Pyrophoric liquids, solids and gases, nondetonable.

Unstable (reactive) materials, Class 3, nondetonable.

Water-reactive materials, Class 3.

[F] 307.5 High-hazard Group H-3. Buildings and structures containing materials that readily support combustion or that pose a physical hazard shall be classified as Group H-3. Such materials shall include, but not be limited to, the following:

Class I, II or IIIA flammable or combustible liquids that are used or stored in normally closed containers or systems pressurized at 15 pounds per square inch gauge (103.4 kPa) or less.

Combustible fibers, other than densely packed baled cotton, where manufactured, generated or used in such a manner that the concentration and conditions create a fire or explosion hazard based on information prepared in accordance with Section 414.1.3.

Consumer fireworks, 1.4G (Class C, Common)

Cryogenic fluids, oxidizing

Flammable solids

Organic peroxides, Class II and III

Oxidizers, Class 2

Oxidizers, Class 3, that are used or stored in normally closed containers or systems pressurized at 15 pounds per square inch gauge (103 kPa) or less

Oxidizing gases

Unstable (reactive) materials, Class 2

Water-reactive materials, Class 2

[F] **307.6 High-hazard Group H-4.** Buildings and structures containing materials that are health hazards shall be classified as Group H-4. Such materials shall include, but not be limited to, the following:

- Corrosives
- Highly toxic materials
- Toxic materials

[F] **307.7 High-hazard Group H-5.** Semiconductor fabrication facilities and comparable research and development areas in which hazardous production materials (HPM) are used and the aggregate quantity of materials is in excess of those listed in Tables 307.1(1) and 307.1(2) shall be classified as Group H-5. Such facilities and areas shall be designed and constructed in accordance with Section 415.10.

[F] **307.8 Multiple hazards.** Buildings and structures containing a material or materials representing hazards that are classified in one or more of Groups H-1, H-2, H-3 and H-4 shall conform to the code requirements for each of the occupancies so classified.

**SECTION 308
INSTITUTIONAL GROUP I**

308.1 Institutional Group I. Institutional Group I occupancy includes, among others, the use of a building or structure, or a portion thereof, in which care or supervision is provided to persons who are or are not capable of self-preservation without physical assistance or in which persons are detained for penal or correctional purposes or in which the liberty of the occupants is restricted. Institutional occupancies shall be classified as Group I-1, I-2, I-2.1, I-3 or I-4. *Restraint shall not be permitted in any building except in Group I-3 occupancies constructed for such use, see Section 408.1.2.*

Where occupancies house both ambulatory and nonambulatory persons, the more restrictive requirements shall apply.

308.2 Definitions. The following terms are defined in Chapter 2:

24-HOUR BASIS.

CUSTODIAL CARE.

DETOXIFICATION FACILITIES.

FOSTER CARE FACILITIES.

HOSPITALS AND PSYCHIATRIC HOSPITALS.

INCAPABLE OF SELF-PRESERVATION.

MEDICAL CARE.

NURSING HOMES.

308.3 Institutional Group I-1. *Not used. (See Group R-2.1 Section 310.1).*

308.4 Institutional Group I-2. Institutional Group I-2 occupancy shall include buildings and structures used for medical care on a 24-hour basis for more than five persons who are incapable of self-preservation or classified as nonambulatory or bedridden. This group shall include, but not be limited to, the following:

- Foster care facilities
- Detoxification facilities

- Hospitals
- Nursing homes
- Psychiatric hospitals

308.4.1 Institutional Group I-2.1 Ambulatory health care facility. *A healthcare facility that receives persons for outpatient medical care that may render the patient incapable of unassisted self-preservation and where each tenant space accommodates more than five such patients.*

308.5 Institutional Group I-3. Institutional Group I-3 occupancy shall include buildings or portions of buildings and structures that are inhabited by one or more persons who are under restraint or security. A Group I-3 facility is occupied by persons who are generally incapable of self-preservation due to security measures not under the occupants' control, which includes persons restrained. This group shall include, but not be limited to, the following:

- Correctional centers
- Courthouse holding facility
- Detention centers
- Detention treatment room
- Jails
- Juvenile Halls
- Prerelease centers
- Prisons
- Reformatories
- Secure interview rooms
- Temporary holding facility

Buildings of Group I-3 shall be classified as one of the occupancy conditions indicated in Sections 308.5.1 through 308.5.8 (see Section 408.1).

308.5.1 Condition 1. This occupancy condition shall include buildings in which free movement is allowed from sleeping areas, and other spaces where access or occupancy is permitted, to the exterior via means of egress without restraint. A Condition 1 facility is permitted to be constructed as Group R.

308.5.2 Condition 2. This occupancy condition shall include buildings in which free movement is allowed from sleeping areas and any other occupied smoke compartment to one or more other smoke compartments. Egress to the exterior is impeded by locked exits.

308.5.3 Condition 3. This occupancy condition shall include buildings in which free movement is allowed within individual smoke compartments, such as within a residential unit comprised of individual sleeping units and group activity spaces, where egress is impeded by remote-controlled release of means of egress from such a smoke compartment to another smoke compartment.

308.5.4 Condition 4. This occupancy condition shall include buildings in which free movement is restricted from an occupied space. Remote-controlled release is provided to permit movement from sleeping units, activity spaces and other occupied areas within the smoke compartment to other smoke compartments.

308.5.5 Condition 5. This occupancy condition shall include buildings in which free movement is restricted from an occupied space. Staff-controlled manual release is

provided to permit movement from sleeping units, activity spaces and other occupied areas within the smoke compartment to other smoke compartments.

308.5.6 Condition 6. *This occupancy condition shall include buildings containing only one temporary holding facility with five or less persons under restraint or security where the building is protected throughout with a monitored automatic sprinkler system installed in accordance with Section 903.3.1.1 and where the temporary holding facility is protected throughout with an automatic fire alarm system with notification appliances. A Condition 6 building shall be permitted to be classified as a Group B occupancy.*

308.5.7 Condition 7. *This occupancy condition shall include buildings containing only one temporary holding facility with nine or less persons under restraint or security where limited to the first or second story, provided the building complies with Section 408.1.2.6. A Condition 7 building shall be permitted to be classified as a Group B occupancy.*

308.5.8 Condition 8. *This occupancy condition shall include buildings containing not more than four secure interview rooms located within the same fire area where not more than six occupants under restraint are located in the same fire area. A Condition 8 building shall be permitted to be classified as a Group B occupancy, provided the requirements in Section 408.1.2.7 are met.*

308.6 Institutional Group I-4, day care facilities. This group shall include buildings and structures occupied by more than six clients of any age who receive custodial care for fewer than 24 hours per day by persons other than parents or guardians, relatives by blood, marriage or adoption, and in a place other than the home of the clients cared for. This group shall include, but not be limited to, the following:

Adult day care
Child day care

308.6.1 Classification as Group E. A child day care facility that provides care for more than six but no more than 100 children under 2 years of age, where the rooms in which the children are cared for are located on a level of exit discharge serving such rooms and each of these child care rooms has an exit door directly to the exterior, shall be classified as Group E.

308.6.1.1 Special provisions. See Section 452.1.4 for daycares located above or below the first story.

SECTION 309 MERCANTILE GROUP M

309.1 Mercantile Group M. Mercantile Group M occupancy includes, among others, the use of a building or structure or a portion thereof, for the display and sale of merchandise and involves stocks of goods, wares or merchandise incidental to such purposes and accessible to the public. Mercantile occupancies shall include, but not be limited to, the following:

Department stores
Drug stores

Markets
Motor fuel-dispensing facilities
Retail or wholesale stores
Sales rooms

309.2 Quantity of hazardous materials. The aggregate quantity of nonflammable solid and nonflammable or non-combustible liquid hazardous materials stored or displayed in a single control area of a Group M occupancy shall not exceed the quantities in Table 414.2.5(1).

SECTION 310 RESIDENTIAL GROUP R

310.1 Residential Group R. Residential Group R includes, among others, the use of a building or structure, or a portion thereof, for sleeping purposes when not classified as an Institutional Group I or when not regulated by the *California Residential Code*.

310.2 Definitions. The following terms are defined in Chapter 2:

AGED HOME OR INSTITUTION.
BEDRIDDEN PERSON.
BOARDING HOUSE.
CARE AND SUPERVISION.
CATASTROPHICALLY INJURED.
CHILD-CARE CENTER.
CHILD OR CHILDREN.
CHRONICALLY ILL.
CONGREGATE LIVING HEALTH FACILITY (CLHF).
CONGREGATE RESIDENCE.
DAY CARE.
DAY-CARE HOME, FAMILY.
DAY-CARE HOME, LARGE FAMILY.
DAY-CARE HOME, SMALL FAMILY.
DORMITORY.
FULL-TIME CARE.
GROUP HOME.
GUEST ROOM.
INFANT.
LODGING HOUSE.
NONAMBULATORY PERSONS.
PERSONS WITH INTELLECTUAL DISABILITIES, PROFOUNDLY OR SEVERELY.
RESIDENTIAL CARE FACILITY FOR THE CHRONICALLY ILL (RCF/CI).
RESIDENTIAL CARE FACILITY FOR THE ELDERLY (RCFE).
RESIDENTIAL FACILITY (RF).
TERMINALLY ILL.
TRANSIENT.

310.3 Residential Group R-1. Residential occupancies containing sleeping units where the occupants are primarily transient in nature, including:

Boarding houses (transient) with more than 10 occupants
Congregate residents (transient) with more than 10 occupants

Hotels (transient)
Motels (transient)

[HCD 1] Efficiency dwelling units (transient)

310.4 Residential Group R-2. Residential occupancies containing sleeping units or more than two dwelling units where the occupants are primarily permanent in nature, including:

Apartment houses
Boarding houses (nontransient) with more than 16 occupants
Congregate residences (nontransient) with more than 16 occupants
Convents
Dormitories
Fraternities and sororities
Hotels (nontransient)
Live/work units
Monasteries
Motels (nontransient)
Vacation timeshare properties

[HCD 1] Efficiency dwelling units (nontransient)

310.4.1 Residential Group R-2.1. Residential Group R-2.1 occupancies shall include buildings, structures or parts thereof housing clients, on a 24-hour basis, who because of age, mental disability or other reasons, live in a supervised residential environment that provides personal care services.

This occupancy may contain more than six nonambulatory and/or bedridden clients. (See Section 435 Special Provisions for Licensed 24-Hour Care Facilities in a Group R-2.1, R-3.1 or R-4 Occupancy). This group shall include, but not be limited to, the following:

Assisted living facilities such as:
Residential care facilities,
Residential care facilities for the elderly (RCFEs),
Adult residential facilities,
Congregate living health facilities,
Group homes,
Residential care facilities for the chronically ill,
Congregate living health facilities for the terminally ill.
Social rehabilitation facilities such as:
Halfway houses,
Community correctional centers,
Community correction reentry centers,
Community treatment programs,
Work furlough programs,
Alcoholism or drug abuse recovery or treatment facilities.

310.5 Residential Group R-3. Residential Group R-3 occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-2.1, R-3.1, R-4 or I, including:

Buildings that do not contain more than two dwelling units
Boarding houses (nontransient) with 16 or fewer occupants
Boarding houses (transient) with 10 or fewer occupants
Congregate residences (nontransient) with 16 or fewer occupants

Congregate residences (transient) with 10 or fewer occupants
[HCD 1] Efficiency dwelling units

Adult care facilities that provide accommodations for six or fewer clients of any age for less than 24 hours. Licensing categories that may use this classification include Adult Day Programs.

Alcoholism or drug abuse recovery homes (ambulatory only)

Child care facilities that provide accommodations for six or fewer clients of any age for less than 24 hours.

Licensing categories that may use this classification include, but are not limited to:

Day-Care Center for Mildly Ill Children,
Infant Care Center,
School Age Child Day-Care Center.

Family Day-Care Homes that provide accommodations for 14 or fewer children, in the provider's own home for less than 24-hours.

Foster family homes (ambulatory only)

Adult care and child care facilities that are within a single family home are permitted to comply with the California Residential Code.

Lodging houses with five or fewer guest rooms

310.5.1 Residential Group R-3.1. This occupancy group may include facilities licensed by a governmental agency for a residentially based 24-hour care facility providing accommodations for six or fewer clients of any age. Clients may be classified as ambulatory, nonambulatory or bedridden. A Group R-3.1 occupancy shall meet the requirements for construction as defined for Group R-3, except as otherwise provided for in Section 435 Special Provisions For Licensed 24-Hour Care Facilities in a Group R-2.1, R-3.1 or R-4 Occupancy. This group may include:

Adult residential facilities
Congregate living health facilities
Foster family homes
Group homes
Intermediate care facilities for the developmentally disabled habilitative
Intermediate care facilities for the developmentally disabled nursing
Nurseries for the full-time care of children under the age of six, but not including "infants" as defined in Section 310

Residential care facilities for the elderly
Small family homes and residential care facilities for the chronically ill

Exception: Group Homes licensed by the Department of Social Services which provide nonmedical board, room and care for six or fewer ambulatory children or children two years of age or younger, and which do not have any nonambulatory clients shall not be subject to regulations found in Section 435.

Pursuant to Health and Safety Code Section 13143 with respect to these exempted facilities, no city, county or pub-

lic district shall adopt or enforce any requirement for the prevention of fire or for the protection of life and property against fire and panic unless the requirement would be applicable to a structure regardless of the special occupancy. Nothing shall restrict the application of state or local housing standards to such facilities if the standards are applicable to residential occupancies and are not based on the use of the structure as a facility for ambulatory children. For the purpose of this exception, ambulatory children does not include relatives of the licensee or the licensee's spouse.

310.5.2 Lodging houses. Owner-occupied lodging houses with five or fewer guest rooms shall be permitted to be constructed in accordance with the *California Residential Code*.

310.6 Residential Group R-4. Residential Group R-4 occupancies shall include buildings, structures or portions thereof for more than six ambulatory clients, but not more than 16 persons, excluding staff, who reside on a 24-hour basis in a supervised residential environment and receive custodial care. Buildings of Group R-4 shall be classified as one of the occupancy conditions specified in Section 310.6.1 or 310.6.2. The persons receiving care are capable of self-preservation. This group shall include, but not be limited to, the following:

This occupancy classification may include a maximum six nonambulatory or bedridden clients (see Section 435 Special Provisions for Licensed 24-Hour Care Facilities in a Group R-2.1, R-3.1 or R-4 Occupancy). Group R-4 occupancies shall include the following:

Assisted living facilities such as:
Residential care facilities,
Residential care facilities for the elderly (RCFE),
Adult residential facilities,
Congregate living health facilities,
Group homes.

Social rehabilitation facilities such as:
Halfway houses,
Community correctional centers,
Community correction reentry centers,
Community treatment programs,
Work furlough programs,
Alcoholism or drug abuse recovery or treatment facilities.

Group R-4 occupancies shall meet the requirements for construction as defined for Group R-3, except as otherwise provided for in this code.

310.7 Large family day-care homes. See Section 455.

SECTION 311 STORAGE GROUP S

311.1 Storage Group S. Storage Group S occupancy includes, among others, the use of a building or structure, or a portion thereof, for storage that is not classified as a hazardous occupancy.

311.1.1 Accessory storage spaces. A room or space used for storage purposes that is less than 100 square feet (9.3 m²) in area and accessory to another occupancy shall be classified as part of that occupancy. The aggregate area of such rooms or spaces shall not exceed the allowable area limits of Section 508.2.

311.2 Moderate-hazard storage, Group S-1. Buildings occupied for storage uses that are not classified as Group S-2, including, but not limited to, storage of the following:

- Aerosols, Levels 2 and 3
- Aircraft hangar (storage and repair)
- Bags: cloth, burlap and paper
- Bamboos and rattan
- Baskets
- Belting: canvas and leather
- Books and paper in rolls or packs
- Boots and shoes
- Buttons, including cloth covered, pearl or bone
- Cardboard and cardboard boxes
- Clothing, woolen wearing apparel
- Cordage
- Dry boat storage (indoor)
- Furniture
- Furs
- Glues, mucilage, pastes and size
- Grains
- Horns and combs, other than celluloid
- Leather
- Linoleum
- Lumber
- Motor vehicle repair garages complying with the maximum allowable quantities of hazardous materials listed in Table 307.1(1) (see Section 406.8)
- Photo engravings
- Resilient flooring
- Silks
- Soaps
- Sugar
- Tires, bulk storage of
- Tobacco, cigars, cigarettes and snuff
- Upholstery and mattresses
- Wax candles

311.3 Low-hazard storage, Group S-2. Storage Group S-2 occupancies include, among others, buildings used for the storage of noncombustible materials such as products on wood pallets or in paper cartons with or without single thickness divisions; or in paper wrappings. Such products are permitted to have a negligible amount of plastic trim, such as knobs, handles or film wrapping. Group S-2 storage uses shall include, but not be limited to, storage of the following:

- Asbestos
- Beverages up to and including 16-percent alcohol in metal, glass or ceramic containers
- Cement in bags
- Chalk and crayons

Dairy products in nonwaxed coated paper containers
 Dry cell batteries
 Electrical coils
 Electrical motors
 Empty cans
 Food products
 Foods in noncombustible containers
 Fresh fruits and vegetables in nonplastic trays or containers
 Frozen foods
 Glass
 Glass bottles, empty or filled with noncombustible liquids
 Gypsum board
 Inert pigments
 Ivory
 Meats
 Metal cabinets
 Metal desks with plastic tops and trim
 Metal parts
 Metals
 Mirrors
 Oil-filled and other types of distribution transformers
 Parking garages, open or enclosed
 Porcelain and pottery
 Stoves
 Talc and soapstones
 Washers and dryers

SECTION 312

UTILITY AND MISCELLANEOUS GROUP U

312.1 General. Buildings and structures of an accessory character and miscellaneous structures not classified in any specific occupancy shall be constructed, equipped and maintained to conform to the requirements of this code commensurate with the fire and life hazard incidental to their occupancy. Group U shall include, but not be limited to, the following:

Agricultural buildings
 Aircraft hangars, accessory to a one- or two-family residence (see Section 412.5)
 Barns
 Carports
 Fences more than 6 feet (1829 mm) in height
 Grain silos, accessory to a residential occupancy
 Greenhouses
 Livestock shelters
 Private garages
 Retaining walls
 Sheds
 Stables
 Tanks
 Towers

SECTION 313

LABORATORIES GROUP L [SFM]

313.1 Laboratories Group L. [SFM] Group L occupancy includes the use of a building or structure, or a portion thereof, containing one or more laboratory suites as defined in Section 453.

SECTION 314

ORGANIZED CAMPS GROUP C [SFM]

314.1 Organized Camps Group C. [SFM] An organized camp is a site with programs and facilities established for the primary purpose of providing an outdoor group living experience with social, spiritual, educational or recreational objectives, for five days or more during one or more seasons of the year.

Chapter 17.13 RH HILLSIDE RESIDENTIAL ZONES REGULATIONS

Sections:

- 17.13.010 Title, intent, and description.
- 17.13.020 Required design review process.
- 17.13.030 Permitted and conditionally permitted activities.
- 17.13.040 Permitted and conditionally permitted facilities.
- 17.13.050 Property development standards.
- 17.13.060 Special regulations for Planned Unit Developments.
- 17.13.070 Other zoning provisions.

17.13.010 Title, intent, and description.

- A. Title and Intent. The provisions of this Chapter shall be known as the RH Hillside Residential Regulations. The intent of the Hillside Residential (RH) Zones is to create, maintain, and enhance residential areas that are primarily characterized by detached, single unit structures on hillside lots.
- B. Description of Zones. This Chapter establishes land use regulations for the following four (4) zones:
 - 1. **RH-1 Hillside Residential - 1 Zone.** The intent of the RH-1 Zone is to create, maintain, and enhance areas for single-family living on lots of one acre or more, and is appropriate in portions of the Oakland Hills.
 - 2. **RH-2 Hillside Residential - 2 Zone.** The intent of the RH-2 Zone is to create, maintain, and enhance areas for single-family living on lots of at least twenty-five thousand (25,000) square feet, and is appropriate in portions of the Oakland Hills.
 - 3. **RH-3 Hillside Residential - 3 Zone.** The intent of the RH-3 Zone is to create, maintain, and enhance areas for single-family dwellings on lots of at least twelve thousand (12,000) square feet and is appropriate in portions of the Oakland Hills.
 - 4. **RH-4 Hillside Residential - 4 Zone.** The intent of the RH-4 Zone is to create, maintain, and enhance areas for single-family dwellings on lots of six thousand five hundred (6,500) to eight thousand (8,000) square feet and is typically appropriate in already developed areas of the Oakland Hills.

(Ord. No. 13172, § 3(Exh. A), 7-2-2013; Ord. No. 13064, § 2(Exh. A), 3-15-2011)

17.13.020 Required design review process.

Except for projects that are exempt from design review as set forth in Section 17.136.025, no Building Facility, Designated Historic Property, Potentially Designated Historic Property, Telecommunications Facility, Sign, or other associated structure shall be constructed, established, or altered in exterior appearance, unless plans for the proposal have been approved pursuant to the design review procedure in Chapter 17.136, and when applicable, the Telecommunications regulations in Chapter 17.128, or the Sign regulations in Chapter 17.104.

(Ord. No. 13064, § 2(Exh. A), 3-15-2011)

17.13.030 Permitted and conditionally permitted activities.

Table 17.13.01 lists the permitted, conditionally permitted, and prohibited activities in the RH Zones. The descriptions of these activities are contained in Chapter 17.10. Section 17.10.040 contains permitted accessory activities.

"P" designates permitted activities in the corresponding zone.

"C" designates activities that are permitted only upon the granting of a Conditional Use Permit (CUP) in the corresponding zone (see Chapter 17.134 for the CUP procedure).

"L" designates activities subject to certain limitations or notes listed at the bottom of the table.

"—" designates activities that are prohibited except as accessory activities according to the regulations contained in Section 17.010.040.

Table 17.13.01: Permitted and Conditionally Permitted Activities

Activities	Zones				Additional Regulations
	RH-1	RH-2	RH-3	RH-4	
Residential Activities					
Permanent	P	P	P	P	
Residential Care	P(L1)	P(L1)	P(L1)	P(L1)	17.103.010
Supportive Housing	P	P	P	P	
Transitional Housing	P	P	P	P	
Emergency Shelter	—	—	—	—	
Semi-Transient	—	—	—	—	
Bed and Breakfast	—	—	—	—	
Civic Activities					
Essential Service	P	P	P	P	
Limited Child-Care Activities	P	P	P	P	
Community Assembly	C	C	C	C	
Recreational Assembly	C	C	C	C	
Community Education	C	C	C	C	
Nonassembly Cultural	C	C	C	C	
Administrative	C	C	C	C	
Health Care	—	—	—	—	
Special Health Care	—	—	—	—	
Utility and Vehicular	C	C	C	C	

Activities	Zones				Additional Regulations
	RH-1	RH-2	RH-3	RH-4	
Extensive Impact	C	C	C	C	
Commercial Activities (all)	—	—	—	—	
Industrial Activities (all)	—	—	—	—	
Agriculture and Extractive Activities					
Limited Agriculture	P(L2)	P(L2)	P(L2)	P(L2)	
Extensive Agriculture	C(L3)	C(L3)	C(L3)	C(L3)	
Plant Nursery	C	C	C	C	
Mining and Quarrying	—	—	—	—	
Accessory off-street parking serving prohibited activities	C	C	C	C	17.116.075
Activities that are listed as prohibited. but are permitted or conditionally permitted on nearby lots in an adjacent zone	C	C	C	C	17.102.110

Limitations on Table 17.13.01:

L1. Residential Care is only permitted in a One-Family Dwelling Residential Facility. No Residential Care or Emergency Shelter Residential Activity shall be located closer than three hundred (300) feet from any other such Activity or Facility. See Section 17.103.010 for other regulations regarding Residential Care and Emergency Shelter Residential Activities.

L2. Limited Agriculture is permitted outright if the activity occupies less than one (1) acre of land area and any on-site sales occur no more than two (2) times per week between the hours of 8:00 am and 9:00 pm in a temporary movable structure not exceeding two hundred (200) square feet in size; conditionally permitted if the activity is larger in either land area, or in sales area, frequency, or hours of operation (see Chapter 17.134 for the CUP procedure).

L3. Extensive Agriculture is only permitted upon the granting of a Conditional Use Permit (see Chapter 17.134 for the CUP procedure). In addition to the criteria contained in Section 17.134.050, this activity must meet the following use permit criteria:

1. The proposal will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood in terms of noise, water and pesticide runoff, farming equipment operation, hours of operation, odor, security, and vehicular traffic.

(Ord. No. 13172, § 3(Exh. A), 7-2-2013; Ord. No. 13064, § 2(Exh. A), 3-15-2011)

17.13.040 Permitted and conditionally permitted facilities.

Table 17.13.02 lists the permitted, conditionally permitted, and prohibited facilities in the RH Zones. The descriptions of these facilities are contained in Chapter 17.10. The descriptions of these facilities are contained in Chapter 17.10.

"P" designates permitted facilities in the corresponding zone.

"C" designates facilities that are permitted only upon the granting of a Conditional Use Permit (CUP) in the corresponding zone (see Chapter 17.134 for the CUP procedure).

"L" designates facilities subject to certain limitations listed at the bottom of the table.

"—" designates facilities that are prohibited.

Table 17.13.02: Permitted and Conditionally Permitted Facilities

Facilities	Zones				Additional Regulations
	RH-1	RH-2	RH-3	RH-4	
Residential Facilities					
One-Family Dwelling	P	P	P	P	
One-Family Dwelling with Secondary Unit	P	P	P	P	17.103.080
Two-Family Dwelling	—	—	—	—	
Multifamily Dwelling	—	—	—	—	
Rooming House	—	—	—	—	
Mobile Home	—	—	—	—	
Nonresidential Facilities					
Enclosed Nonresidential	P	P	P	P	
Open Nonresidential	P	P	P	P	
Sidewalk Cafe	—	—	—	—	
Drive-In Nonresidential	—	—	—	—	
Drive-Through Nonresidential	—	—	—	—	
Telecommunications Facilities					
Micro Telecommunications	C	C	C	C	17.128
Mini Telecommunications	C	C	C	C	17.128
Macro Telecommunications	C	C	C	C	17.128
Monopole Telecommunications	C(L1)	C(L1)	C(L1)	C(L1)	17.128
Tower Telecommunications	—	—	—	—	17.128
Sign Facilities					
Residential Signs	P	P	P	P	17.104
Special Signs	P	P	P	P	17.104
Development Signs	P	P	P	P	17.104
Realty Signs	P	P	P	P	17.104
Civic Signs	P	P	P	P	17.104

Facilities	Zones				Additional Regulations
	RH-1	RH-2	RH-3	RH-4	
Business Signs	—	—	—	—	17.104
Advertising Signs	—	—	—	—	17.104

Limitations on Table 17.13.01:

L1. Monopole Telecommunications Facilities are only permitted upon the granting of a Conditional Use Permit (see Chapter 17.134 for the CUP procedure). In addition to the CUP criteria contained in Section 17.134.050, the proposal must meet the following use permit criterion:

1. There is no existing structure that can accommodate the proposed antenna.

To meet this criterion, the applicant must provide a site alternative plan that demonstrates that there is no existing structure that can accommodate the antenna.

(Ord. No. 13172, § 3(Exh. A), 7-2-2013; Ord. No. 13064, § 2(Exh. A), 3-15-2011)

17.13.050 Property development standards.

- A. Zone Specific Standards. Table 17.13.03 below prescribes development standards specific to individual zones. The number designations in the "Additional Regulations" column refer to the regulations listed at the end of the Table. "—" indicates that a standard is not required in the specified zone.

Table 17.13.03: Property Development Standards

Development Standards	Zones				Additional Regulations
	RH-1	RH-2	RH-3	RH-4	
Minimum Lot Dimensions					
Lot Width mean	100 ft	100 ft	90 ft	45 ft	1
Frontage	25 ft	25 ft	25 ft	25 ft	1
Lot area	43,560 sf	25,000 sf	12,000 sf	6,500 sf or 8,000 sf	1, 2, 3
Maximum Density	1 primary dwelling unit per lot				4
Minimum Setbacks					
Minimum front ($\leq 20\%$ street-to-setback gradient)	25 ft.	25 ft.	20 ft.	20 ft.	5, 6
Minimum front ($> 20\%$ street-to-setback gradient)	5 ft.	5 ft.	5 ft.	5 ft.	5, 6, 7
Minimum interior side $\leq 20\%$	6 ft./15%	6 ft./15%	6 ft./10%	5 ft.	8, 9

Development Standards	Zones				Additional Regulations
	RH-1	RH-2	RH-3	RH-4	
footprint slope					
Minimum interior side >20% footprint slope	6 ft./15%	6 ft./15%	6 ft./10%	5 ft./10%	8, 9
Minimum street side	6 ft.	6 ft.	6 ft.	5 ft.	5, 10
Rear	35 ft.	35 ft.	25 ft.	20 ft.	7, 10, 11
Maximum Lot Coverage and Floor Area Ratio (FAR)	See Table 17.13.04				
Height Regulations for All Lots with a Footprint Slope of ≤20%					
Maximum wall height primary building	25 ft.	25 ft.	25 ft.	25 ft.	13, 14
Maximum pitched roof height primary building	30 ft.	30 ft.	30 ft.	30 ft.	13, 14
Maximum height for accessory structures	15 ft.	15 ft.	15 ft.	15 ft.	13, 14
Height Regulations for all Lots with a Footprint Slope of >20%	See Table 17.13.05 for Height regulations for all lots with a footprint slope of >20%				
Maximum Wall Length Before Articulation Required	40 ft.	40 ft.	40 ft.	40 ft.	15
Minimum Parking					
Minimum parking spaces required per Primary Unit	2	2	2	2	16
Additional parking spaces required for Secondary Unit	1	1	1	1	16, 17

Additional Regulations for Table 17.13.03:

1. See Sections 17.106.010 and 17.106.020 for exceptions to lot area, width mean and street frontage regulations. In the RH-3 Zone, the minimum average lot width of all lots within a subdivision shall be ninety (90) feet, and the minimum lot width of any individual lot within such subdivision shall be seventy-five (75) feet.

2. In the RH-4 Zone, for Subdivision Maps of four (4) or fewer lots where each lot created has a buildable area slope of less than or equal to twenty percent (20%), the minimum lot size is six thousand five hundred (6,500) square feet. For Subdivision Maps where any one lot buildable area slope is greater than twenty percent (20%) or for Subdivision Maps of five (5) or more lots, the minimum lot size is increased to eight thousand (8,000) square feet.

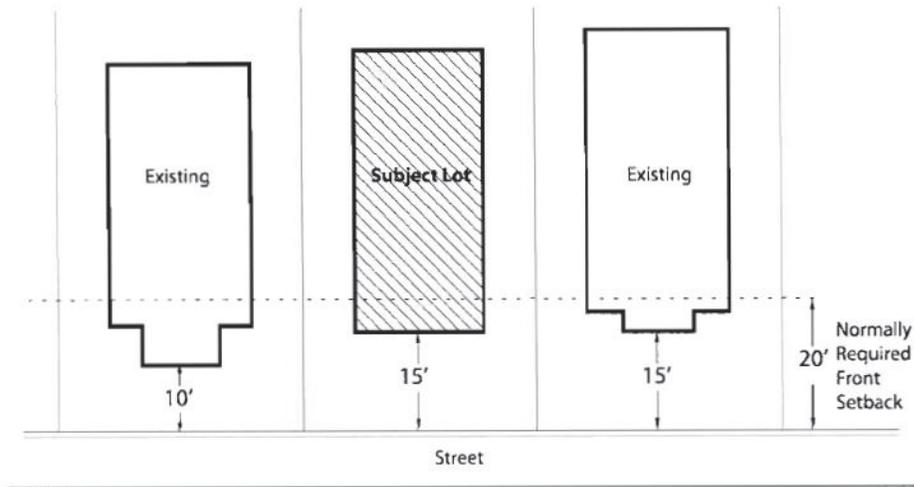
- a.** In order to determine buildable area slope of a subdivision, each lot shown on the Subdivision Map shall indicate the buildable area in dashed lines. The buildable area slope is measured at the steepest point between the front and rear setbacks (not included within the side setbacks).
- 3.** See Subsection 16.16.170.F in the Subdivision regulations for additional regulations regarding minimum lot size. In the RH-3 Zone, the minimum average lot area of all lots within a subdivision shall be twelve thousand (12,000) square feet, and the minimum lot area of any individual lot within such subdivision shall be ten thousand (10,000) square feet.
- 4.** A Secondary Unit may be permitted when there is no more than one (1) Primary Unit on a lot, subject to the provisions of Section 17.103.080. Also applicable are the provisions of Section 17.102.270 with respect to additional kitchens for a dwelling unit, and the provisions of Section 17.102.300 with respect to dwelling units with five (5) or more bedrooms.
- 5.** On lots with only Residential Facilities, paved surfaces within required street-fronting yards, and any unimproved rights-of-way of adjacent streets, shall be limited to fifty percent (50%) on interior lots and thirty percent (30%) on corner lots. Exceptions: The maximum percentages of paved surfaces specified in this additional regulation may be exceeded within unimproved rights-of-way in the following cases upon issuance of a private construction of public improvements (P-job) permit or if undertaken directly by the City or by a private contractor under contract to the City:

 - a.** Roadway construction or widening;
 - b.** Sidewalk construction or widening; and
 - c.** Any work pursuant to an approved final map, parcel map or final development plan pursuant to a Planned Unit Development (PUD) permit.

For purposes of this additional regulation, an unimproved right-of-way is the portion of a street or alley right-of-way that is not paved.

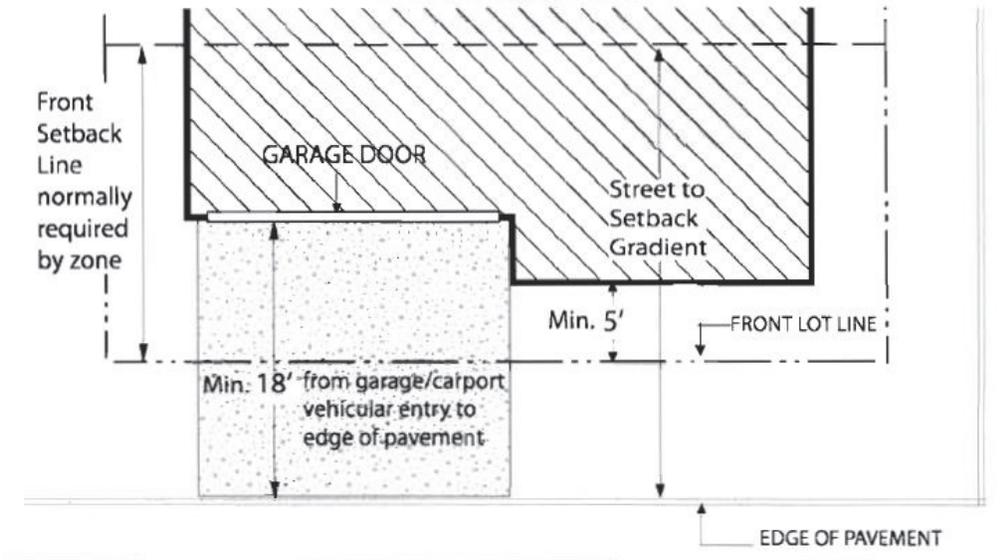
6. In the RH-4 Zone, if adjacent lots abutting the side lot lines of the subject lot both contain principle Residential Facilities that have front setbacks with a depth of less than twenty (20) feet, the minimum front setback may be reduced for buildings and other structures on the subject lot up to a line parallel to the front lot line and extended from the most forward projection of the principle Residential Facility on the adjacent lots having the deeper front setback depth, provided such projection is enclosed, has a wall height of at least eight (8) feet, and has a width of at least five (5) feet. In the case of a corner lot or lot that has a vacant parcel next to it, this same principle may apply if the two (2) lots adjacent to the corner lot or lot along its front lot line have less than a twenty (20) foot front setback (see Illustration for Table 17.13.03, [Additional Regulation 6], below). Also, see Section 17.108.130 for allowed projections into setbacks.

Illustration for Table 17.13.03 [Additional Regulation 6]
*for illustration purposes only



7. The minimum front setback depth required by the applicable individual zone shall be reduced to five (5) feet on any lot with a street-to-setback gradient that exceeds twenty percent (20%), provided, however, that the distance from the edge of the pavement to a garage or carport elevation containing one or more vehicular entries shall be at least eighteen (18) feet (see Illustration for Table 17.13.03, [Additional Regulation 7], below). See Section 17.108.130 for allowed projections into setbacks.

Illustration for Table 17.13.03 [Additional Regulation 7]
*for illustration purposes only

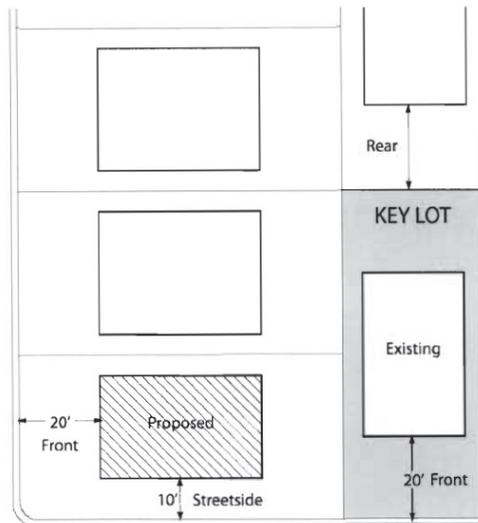


8. See Section 17.108.080 for the required interior side and rear setbacks on a lot containing two (2) or more living units and opposite a legally-required living room window.

9. The minimum interior side setback is the greater of the two (2) listed setbacks. Also, see Section 17.108.130 for allowed projections into setbacks.

10. In all Residential Zones, on every corner lot which abuts to the rear a key lot which is in a Residential Zone, there shall be provided on the street side of such corner lot a side setback with a minimum width equal to one-half ($\frac{1}{2}$) of the minimum front setback depth required on the key lot and no less than the minimum side setback width required along an interior side lot line of the corner lot. However, such side setback shall not be required to exceed five (5) feet in width if it would reduce to less than twenty-five (25) feet the buildable width of any corner lot. Such setback shall be provided unobstructed except for the accessory structures or the other facilities allowed therein by Section 17.108.130 (see Illustration for Table 17.13.03. [Additional Regulation 10], below). See also Subsection 17.110.040.C for special controls on location of detached accessory buildings on such corner lots. See Section 17.108.130 for allowed projections into setbacks.

Illustration for Table 17.13.03 [Additional Regulation 10]
*for illustration purposes only



11. Wherever a rear lot line abuts an alley, one-half ($\frac{1}{2}$) of the right-of-way width of the alley may be counted toward the required minimum rear setback; provided, however, that the portion of the minimum rear setback depth actually on the lot itself shall not be reduced to less than ten (10) feet. Also, see Section 17.108.130 for allowed projections into setbacks.

12. For lots which abut an adjoining rear setback, the minimum rear setback depth shall be increased by an additional one-half ($\frac{1}{2}$) foot of rear setback depth for each additional one (1) foot of lot depth over one hundred (100) feet, up to a maximum rear setback depth of forty (40) feet.

13. See Section 17.108.030 for allowed projections above height limits and Section 17.108.020 for increased height limits for civic buildings.

14. If at least sixty percent (60%) of the buildings in the immediate context are no more than one (1) story in height, the maximum wall height shall be fifteen (15) feet within the front twelve (12) feet of buildable area. The immediate context shall consist of the five (5) closest lots on each side of the project site plus the ten (10) closest lots on the opposite side of the street; however, the Director of City Planning may make an alternative determination of immediate context based on specific site conditions. Such determination shall be in writing and included as part of any approval of any variance, conditional use permit, design review, determination of exemption from design review, or other special zoning approval or, if no special zoning approval is required, part of any Planning Department approval of a building permit application.

15. If the total wall length within ten (10) feet of the side lot line exceeds forty (40) feet, then the building wall shall be articulated by at least one (1) section of additional setback. See design guidelines for more specific bulk and context standards.

16. Off-street parking and loading shall be provided as prescribed in the off-street parking and loading requirements in Chapter 17.116. Bicycle parking shall be provided as prescribed in the bicycle parking regulations in Chapter 17.117. Additional parking standards apply within the S-11 Zone, as prescribed in Chapter 17.92.

17. Unless otherwise specified in Section 17.103.080, one (1) parking space for the Secondary Unit is required in addition to any required parking spaces for the Primary Unit. Additional parking regulations that apply to Secondary Units are provided in Section 17.103.080.

B. Floor Area Ratio (FAR) and Lot Coverage. Table 17.13.04 below prescribes FAR and lot coverage standards associated with lot sizes. The numbers in the "Additional Regulations" column refer to the regulations listed at the end of the Table.

Table 17.13.04 Floor Area Ratio (FAR) and Lot Coverage

Regulation	Lot Size in Square Feet					Additional Regulations
	<5,000	≥5,000 and <12,000	≥12,000 and <25,000	≥25,000 and <43,560	≥43,560	
Maximum FAR	0.55	0.50	0.45	0.30	0.20	1
Maximum Lot Coverage (%)	40%	40%	30%	20%	15%	2

Additional Regulations for Table 17.13.04:

1. Lots with less than five thousand (5,000) square feet in area may have a dwelling with at least two thousand (2,000) square feet, regardless of FAR listed.

2. Lots with less than five thousand (5,000) square feet in area may have a lot coverage of up to two thousand (2,000) square feet regardless of lot coverage percentage (%) listed.

C. **Height.** Table 17.13.05 below prescribes height standards associated with different sloped lots. The numbers in the "Additional Regulations" column refer to the regulations listed at the end of the Table. "N/A" designates the regulation is not applicable to the specified footprint slope category.

Table 17.13.05 Height Regulations for all Lots with a Footprint Slope of >20%

Regulation	Downslope Lot Height Regulations With a Footprint Slope of:			Upslope Lot Height Regulations With a Footprint Slope of:	Additional Regulations
	>20% and ≤40%	>40% and ≤60%	>60%	>20%	
Maximum Height for Detached Accessory Structures	15 ft.	15 ft.	15 ft.	15 ft.	1
Maximum Wall Height Primary Building	32 ft.	34 ft.	36 ft.	32 ft.	1, 2
Maximum Wall Height Primary Building with a CUP	36 ft.	38 ft.	40 ft.	35 ft.	1
Maximum Pitched Roof Height Primary Building	36 ft.	38 ft.	40 ft.	35 ft.	1, 2

Regulation	Downslope Lot Height Regulations With a Footprint Slope of:			Upslope Lot Height Regulations With a Footprint Slope of:	Additional Regulations
	>20% and ≤40%	>40% and ≤60%	>60%	>20%	
Maximum Height Above Edge of Pavement	18 ft.	18 ft.	18 ft.	N/A	1
Maximum Height Above the Ground Elevation at the Rear Setback Line	N/A	N/A	N/A	24 ft.	1
Maximum Height from Finished or Existing Grade (whichever is lower) Within 20' of the Front Property Line	N/A	N/A	N/A	24 ft.	1, 3

Additional Regulations for Table 17.13.05:

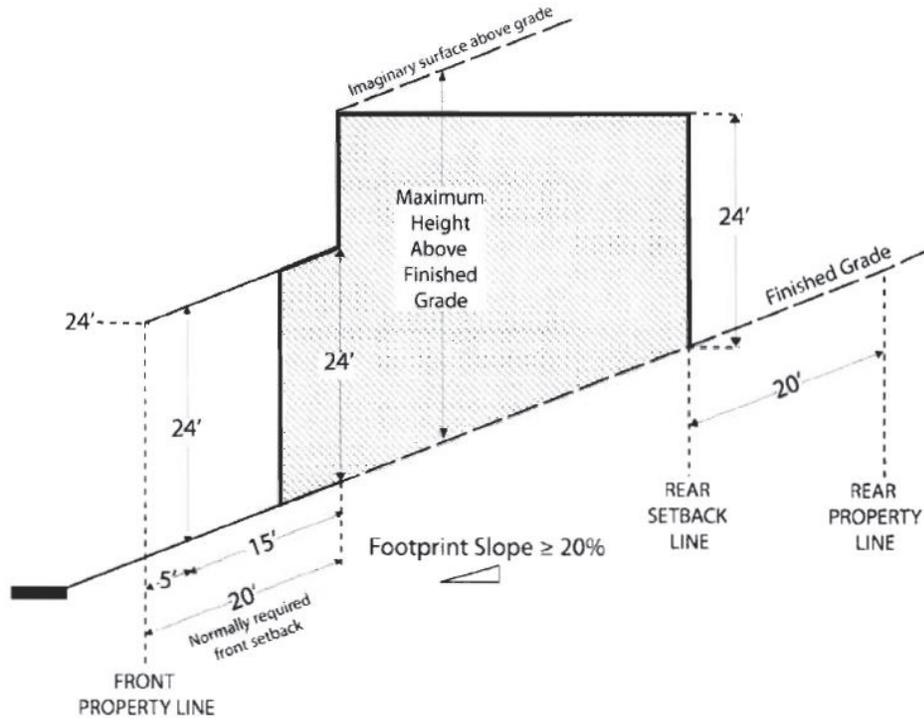
1. See Section 17.108.030 for allowed projections above height limits and Section 17.108.020 for increased height limits for civic buildings.
2. On a downslope lot greater than forty percent (40%) footprint slope, the rear wall of an attached garage or carport may exceed the wall height and roof height by five (5) feet, but may not exceed eighteen (18) feet above ground elevation at edge of pavement, if the garage or carport conforms with all of the following criteria:
 - a. Maximum width is twenty-two (22) feet and maximum depth is twenty (20) feet; and
 - b. Garage or carport floor is at the same level as the edge of the street pavement resulting from the project at the center point of the driveway entrance or is at a lower level; and
 - c. Maximum height above the garage or carport floor is ten (10) feet for walls to the top of the plate or flat roof and twelve (12) feet for pitched roofs.

See Illustration for Table 17.13.05 [Additional Regulation 2], below.

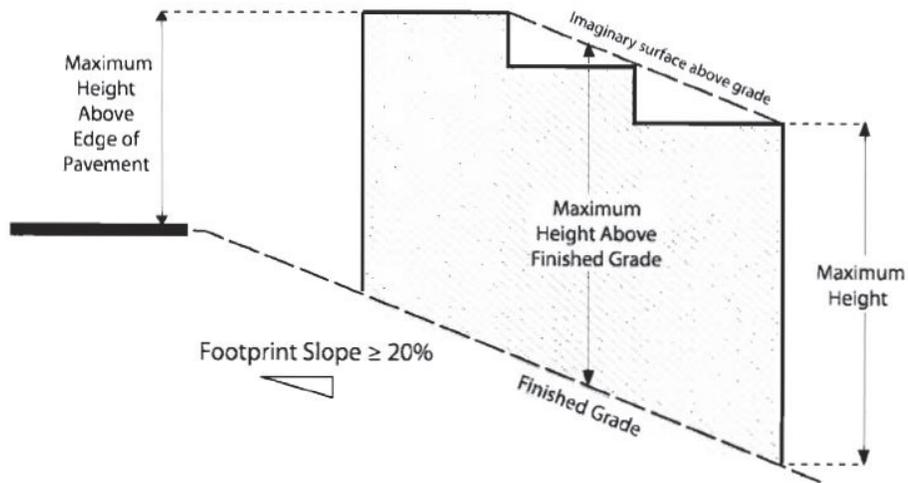
3. The building height is measured from finished or existing grade, whichever is lower.

Illustration for Table 17.13.05 [Additional Regulation 2]
 *for illustration purposes only

Upslope



Downslope



(Ord. No. 13172, § 3(Exh. A), 7-2-2013; Ord. No. 13090, § 4(Exh. A), 10-4-2011; Ord. No. 13064, § 2(Exh. A), 3-15-2011)

17.13.060 Special regulations for Planned Unit Developments.

Planned Unit Developments. Large integrated developments shall be subject to the Planned Unit Development regulations in Chapter 17.142 if they exceed the sizes specified therein. In developments which are approved pursuant to said regulations, certain uses may be permitted in addition to those otherwise allowed in the RH zones, and certain of the other regulations applying in said zone may be waived or modified. The normally required design review process may also be waived for developments at the time of initial granting of a Planned Unit Development (PUD) permit. Unless otherwise specified in the PUD permit, any future changes within the Planned Unit Development shall be subject to applicable design review regulations.

(Ord. No. 13172, § 3(Exh. A), 7-2-2013; Ord. No. 13064, § 2(Exh. A), 3-15-2011)

Editor's note—

Ord. No. 13172, § 3(Exh. A), adopted July 2, 2013, changed the title of Section 17.13.060 from "Special regulations for mini-lot and planned unit developments" to "Special regulations for planned unit developments." The historical notation has been preserved for reference purposes.

17.13.070 Other zoning provisions.

- A. Home Occupations. Home occupations shall be subject to the applicable provisions of the home occupation regulations in Chapter 17.112.
- B. Nonconforming Uses. Nonconforming uses and changes therein shall be subject to the nonconforming use regulations in Chapter 17.114.
- C. General Provisions. The general exceptions and other regulations set forth in Chapters 17.102, 17.104, 17.106, and 17.108 shall apply in the RH Zones.
- D. Recycling Space Allocation Requirements. The regulations set forth in Chapter 17.118 shall apply in RH Zones.
- E. Landscaping and Screening Standards. The landscaping and screening regulations set forth in Chapter 17.124 shall apply in the RH Zones.
- F. Buffering. All uses shall be subject to the applicable requirements of the buffering regulations in Chapter 17.110 with respect to screening or location of parking, loading, storage areas, control of artificial illumination, and other matters specified therein.

(Ord. No. 13172, § 3(Exh. A), 7-2-2013; Ord. No. 13064, § 2(Exh. A), 3-15-2011)

Oakland's Market Profile

Situated at the geographical center of the San Francisco Bay Area, Oakland is the largest and most established of the East Bay cities. Located in Alameda County, Oakland encompasses 56 square miles of land, with 19 miles of coastline to the west and magnificent rolling hills to the east.

The city benefits from immediate access to rail, air, sea, freeway, and bus service and is convenient to all major employment and residential centers in the greater Bay Area.

Oakland's central site at the crossroads of major freeways and transit systems means the city is closer to more of the region's workforce than most other cities in the Bay Area.

Oakland is also an international gateway, with more than \$33 billion of goods passing through the Port of Oakland each year. In addition to the commercial exchange of goods and services, Oakland also is active in cultural exchanges with its Sister Cities around the globe.

Beyond all that, Oakland is simply a great place to live and work, with wonderful weather; dynamic local culture; an eclectic blend of shops, restaurants, and attractions; and access to world-renowned higher education.

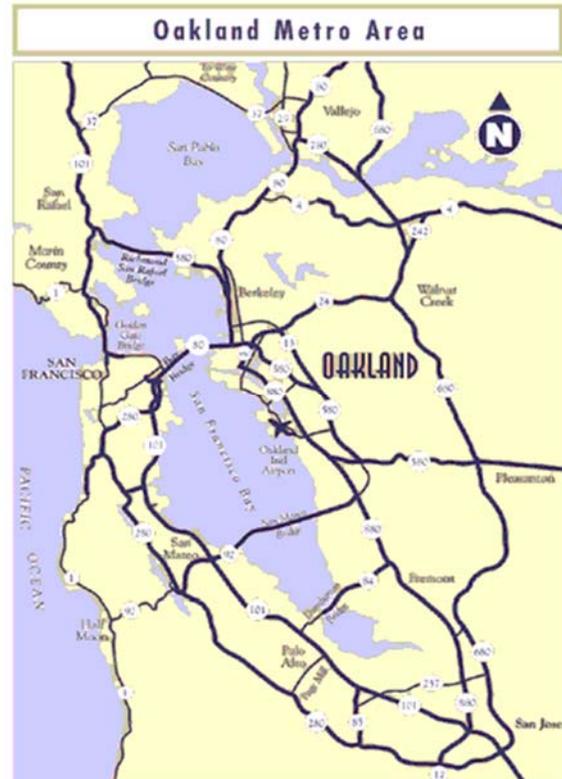
An Ideal Place for Business!

Oakland's Market Profile provides a snapshot of the city's central Bay Area location, local economy, diverse population, and highly-skilled labor force.

- [A strong and diverse local economy](#)
- [Demographics](#)
- [Highly skilled labor force](#)
- [A home for major employers](#)
- [An exceptional transportation hub](#)
- [A wonderful place to live and work](#)
- [Affordable taxes and fees](#)

Source:

<http://www2.oaklandnet.com/Government/o/CityAdministration/d/EconomicDevelopment/s/MerchantOrganizations/index.htm>



Montclair Village

Unique and Inviting

Montclair Village is clean and family-oriented, yet exciting enough for folks who enjoy biking and hiking. It is close to many East Bay Regional Parks, Chabot Space & Science Center, and world-class bike routes and trails. Spend the day in the area and come to the Village to browse our unique shops, enjoy one of our several coffee houses, or dine in any of our 20+ restaurants and food outlets.

The same families have run many of the shops and restaurants for generations. These independent shops offer unique, hand-picked products that cannot be found in a typical mall. The owners take pride in offering traditional customer service, often knowing their customers by name.

Village Park

Montclair Village Park is located adjacent to the Village. Run by Oakland's Parks & Recreation Department, it is a favorite for children and picnickers, as well as baseball, basketball, and tennis players. Dogs are not permitted in any Oakland park, even if on leash.

Easily Accessible

Located just off Warren Freeway (Highway 13), Montclair Village is accessible through public transit and provides plenty of parking for your shopping experience, including our public garage at the top of La Salle Avenue.

From Hwy 13 coming south from Highway 24, take the Thornhill/Moraga exit, turn left on Thornhill, and turn right at the first light (Mountain Blvd.). That will take you directly into the Village.

From Hwy 13 coming north from I-580, take the Park Blvd. exit, turn left onto Mountain Blvd., and follow it into the Village (Mountain Blvd. angles off to the right at the Chevron station as you enter the Village).

We look forward to your next visit!

Source: <http://montclairvillage.com/about/#more-50>

This data is deemed reliable but not guaranteed. The buyer is encouraged to collect her/his own market data. This is not intended to be an all-inclusive disclosure list. Staff does not possess the expertise to comment on the actual condition of the Property, title, environmental issues, zoning, potential uses, etc. It is the buyer's responsibility to conduct her/his own investigation of the Property and the area surrounding the area.