OAK KNOLL SUPPLEMENTAL EIR

Standard Conditions of Approval / Mitigation Monitoring and Reporting Program (SCA/MMRP)

This Standard Conditions of Approval and Mitigation Monitoring and Reporting Program (SCA/MMRP) is based on the findings identified in the Oak Knoll Mixed Use Community Project Supplemental EIR (Oak Knoll SEIR), published April 27, 2017.

This document is in compliance with Section 15097 of the CEQA Guidelines, which requires that the Lead Agency (City of Oakland) "adopt a program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects." The SCA/MMRP lists mitigation measures recommended in the Oak Knoll SEIR. The SCA/MMRP also lists the City's Standard Conditions of Approval ("SCAs") identified in the Oak Knoll SEIR to ensure the conditions are implemented and monitored. The SCAs are measures that would minimize potential adverse effects that could result from the project. The SCA/MMRP also identifies the implementation and monitoring requirements for each mitigation measure and SCA.

While not required to mitigate or avoid significant environmental effects, the SCA/MMRP includes implementation and monitoring guidance as "SCA Implementation Measures" identified in the Oak Knoll SEIR and to which the project sponsor has agreed. These are included in the SCA/MMRP for ease of tracking by City staff.

To the extent that there is any inconsistency between any mitigation measures and/or SCAs, the more restrictive conditions shall govern. To the extent any mitigation measure and/or SCA identified in the Oak Knoll SEIR were inadvertently omitted from this SCA/MMRP, they are automatically incorporated herein by reference.

The SCA/MMRP is organized by environmental topic, in the order they are presented in the Oak Knoll Draft SEIR.

- The first column of the table identifies the impact statement (for internal reference throughout the document).
- The second column states in full the mitigation measure and SCA (or SCA Implementation Measure) applicable to each impact. To avoid repetition, while a mitigation measure or SCA (or SCA Implementation Measure) can apply to more than one impact or topic, it is

listed in its entirety only under its primary environmental topic (as indicated in the designator, e.g., "AES" for Aesthetics).

- The SCAs are numbered as identified in the Oak Knoll SEIR, and for convenience, the reference number to the same or similar SCA as listed in the City's Standard Conditions of Approval document[1] is included in parenthesis, e.g. (#17), for cross-reference purposes.

- The third column identifies the schedule or timing for all implementation activities required for each mitigation measure or SCA (or each SCA Implementation Measure).

- The fourth column specifies the implementation action and responsibility required of the Project applicant(s).

- The fifth column specifies the party(ies) responsible for monitoring or verifying that the actions are implemented, and specifies the monitoring and verification actions.

- The sixth column will identify the date and signature to confirm implementation of each action over time.

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

[1] Adopted November 3, 2008, as amended and/or supplemented through April 11, 2017.

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

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.1 Aesthetics					
Impact AES-1: The proposed Project could adversely affect an existing scenic vista or substantially damage scenic resources within a state or locally designated scenic highway. (Criteria a and b) (Potentially Significant)	**SCA AES-2:** Landscape Plan (#17). a. **Landscape Plan Required.** *Prior to approval of construction-related permit.* The project applicant shall submit a final Landscape Plan for City review and approval that is consistent with the approved Landscape Plan. The Landscape Plan shall be included with the set of drawings submitted for the construction-related permit and shall comply with the landscape requirements of chapter 17.124 of the Planning Code.	**SITEWIDE MASTER PLAN** • Prior to approval/issuance of grading permit for the Master Grading Plan, per the Oak Knoll "Final Development Plan: Master Developer Site Improvements" (Master Developer FDP). **FDP PROJECTS** • Prior to approval/issuance of grading permit for each project FDP.	**SITEWIDE MASTER PLAN** **Master Developer:** • Submit to the Bureau of Planning a final "Master Landscape Plan" that is consistent with the Master Developer FDP (excepting the Community Center area per New Mitigation Measure CUL-1.5 and certain Eastern Ridge lots per Mitigation Measure AES-1[c]). **FDP PROJECTS** **Each FDP Project Applicant:** • Submit to the Bureau of Planning a final Landscape Plan for each project FDP (excepting the Community Center area and certain Eastern Ridge lots, as specified above).	**City of Oakland, Bureau of Planning:** • Review and approve final landscape plans (sitewide and each project FDP). **City of Oakland, Bureau of Planning; Bureau or Building – Zoning Inspections:** • Verify submittal of the landscape plans with or prior to submittal of grading plans (sitewide and each project FDP).	
	b. **Landscape Installation.** *Prior to building permit final.* The project applicant shall implement the approved Landscape Plan unless a bond, cash deposit, letter of credit, or other equivalent instrument acceptable to the Director of City Planning, is provided. The financial instrument shall equal the greater of $2,500 or the estimated cost of implementing the Landscape Plan based on a licensed contractor's bid.	**SITEWIDE MASTER PLAN** • Prior to the first building permit for the first project FDP in Phase 1; **or** • Prior to approval/issuance of Master Grading Plan permit, if a City-accepted funding instrument is secured by the Master Developer. **FDP PROJECTS** • Prior to final inspection of building permit for each project FDP, if landscaping is implemented by an FDP Project Applicant; **or**	**SITEWIDE MASTER PLAN** **Master Developer:** • Implement the final Master Landscape Plan per the Master Developer FDP; **or** • Present a City-accepted funding instrument. **FDP PROJECTS** **Each FDP Project Applicant:** • Implement the final Landscape Plan for each project FDP (excepting the Community Center area and the certain Eastern Ridge lots, as specified above); **or**	**City of Oakland, Bureau of Building - Zoning Inspections:** • Verify that landscape materials are planted and comply with the SCA, the final Master Landscape Plan, and/or each project FDP; **or** • Verify that a City-accepted funding instrument is in place and Landscape Plan is implemented by a licensed contractor.	

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4.1 Aesthetics (cont.)					
Impact AES-1 (cont.)		• Prior to approval/issuance of grading permit for each project FDP, if a City-accepted funding instrument (e.g., bond) is secured by an FDP Project Applicant.	• Present a City-accepted funding instrument.		
	c. **Landscape Maintenance.** *Ongoing*. All required planting shall be permanently maintained in good growing condition and, whenever necessary, replaced with new plant materials to ensure continued compliance with applicable landscaping requirements. The property owner shall be responsible for maintaining planting in adjacent public rights-of-way. All required fences, walls, and irrigation systems shall be permanently maintained in good condition and, whenever necessary, repaired or replaced.	**Implementation:** • Ongoing, throughout all construction activities and project operations.	**Master Developer and Each FDP Project Applicant:** • Permanently maintain in good condition (or repair/replace as needed) all required plantings and landscape elements identified in the SCA.	**City of Oakland, Tree Services Division of the Public Works Agency; Bureau of Building Services - Zoning Inspections:** • Verify that planted trees comply with the SCA and/or City arborist recommendations. • Verify that required planting and landscape elements identified in the SCA are permanently maintained in good condition.	
	Replacement Mitigation Measure AES-1 (modifies and expands 1998 EIS/EIR Mitigation 1)**:** *Intent.* The intent of this Replacement Mitigation Measure AES-1 is to require that new single family homes on the Eastern Ridge that are silhouetted against the sky from public viewing points identified in this Draft SEIR (whether the homes are to be built on graded flat or sloped lots) shall be custom designed utilizing appropriate techniques to minimize the appearance of a monotonous row of skylined development visible from off-site vantage points. *Requirements*. The homes on the Eastern Ridge of the Oak Knoll Project site that will be silhouetted against the sky from off-site public viewing points identified in this Draft SEIR shall be individually designed by architects to meet client needs. The Oak Knoll Design Guidelines, as supplemented by this mitigation measure, require that the	**FDP Project Involving Eastern Ridge (Admiral's Hill) Lots 1-01-118:** • Prior to issuance of the first grading permit for Eastern Ridge Lots 101-118 for Phase 2.	**FDP Project Applicant of Eastern Ridge Lots 101-118 on the Oak Knoll Vesting Tentative Tract Map:** • Submit project FDP showing detailed grading, landscaping, building, and elevation plans per the Replacement Mitigation Measure AES-1(c), for single family homes on Eastern Ridge Lots 101-118.	**City of Oakland, Planning Commission; Bureau of Planning:** • Review and approve project FDP plans for single family homes on Eastern Ridge Lots 101-118 for conformance with approved PDP, Oak Knoll Design Guidelines, and Replacement Mitigation Measure AES-1(c).	

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

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

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4.1 Aesthetics (cont.)					
Impact AES-1 (cont.)	(6) On sloped lots, place floor levels close to and/or partially inset into grade to avoid or minimize tall skirt walls and other tall support structures. Deemphasize skirt walls where they cannot be avoided, as follows: a) Incorporate a strong horizontal molding or cap at the top of the skirt wall; b) Change materials and/or colors at the skirt wall to contrast with primary building volume c) Outwardly taper the skirt wall to create a buttress effect d) Recess skirt wall from the face of the upper floors (7) On rear elevations on downslope lots, symmetrically organize windows, decks (etc.) within individual building masses and aligned floor-to-floor, and incorporate windows that appear as "punch-outs" with adequate wall space between windows and balcony columns that read as a lighter open frame. (8) Provide strong shadow patterns on downslope elevations. (9) Consider the visual impact on neighborhood appearance and natural in the siting and design of long fences. Fences should not be dominant visual elements on hillsides. Tall fences around the property perimeter are often discouraged. (10) Discourage placement of antennas on roofs. **C. Landscaping and Open Space** (1) Maintain ample open space between houses or cluster development to increase open space areas as feasible given lot sizes and configuration to assist in reducing building bulk. (2) Incorporate landscaping that is consistent with the more natural appearing vegetation on the surrounding hills to provide some screening and shade for new buildings.				

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

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4.1 Aesthetics (cont.)					
Impact AES-2: The Project would not substantially degrade the existing visual character or quality of the site and its surroundings. (Criterion c) (Less than Significant with SCA / Beneficial)	**SCA AES-1:** Graffiti Control (#16). *Ongoing* a. During construction and operation of the project, the project applicant shall incorporate best management practices reasonably related to the control of graffiti and/or the mitigation of the impacts of graffiti. Such best management practices may include, without limitation: i. Installation and maintenance of landscaping to discourage defacement of and/or protect likely graffiti-attracting surfaces. ii. Installation and maintenance of lighting to protect likely graffiti-attracting surfaces. iii. Use of paint with anti-graffiti coating. iv. Incorporation of architectural or design elements or features to discourage graffiti defacement in accordance with the principles of Crime Prevention Through Environmental Design (CPTED). v. Other practices approved by the City to deter, protect, or reduce the potential for graffiti defacement. b. The project applicant shall remove graffiti by appropriate means within seventy-two (72) hours. Appropriate means include the following: i. Removal through scrubbing, washing, sanding, and/or scraping (or similar method) without damaging the surface and without discharging wash water or cleaning detergents into the City storm drain system. ii. Covering with new paint to match the color of the surrounding surface. iii. Replacing with new surfacing (with City permits if required).	**Implementation:** • Ongoing, throughout all construction activities and project operations.	**Master Developer and Each FDP Project Applicant:** • Implement best management practices for graffiti control.	**City of Oakland, Bureau of Building - Zoning Inspections:** • Conduct periodic site visits to verify compliance with the SCA.	

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Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.1 Aesthetics (cont.)					
Impact AES-3: The proposed Project would not create a new source of substantial light or glare which would substantially and adversely affect day or nighttime views in the area. (Criterion d) (Less than Significant with SCA)	**SCA AES-3:** Lighting (#18). *Prior to building permit final.* Proposed new exterior lighting fixtures shall be adequately shielded to a point below the light bulb and reflector to prevent unnecessary glare onto adjacent properties.	**Implementation:** • Prior to issuance of final electrical or building permits.	**Master Developer and Each FDP Project Applicant:** • Submit lighting plans to the Bureau of Planning (sitewide and each project FDP) with lighting that complies with the SCA.	**City of Oakland, Public Works Agency - Electrical Services Division; Bureau of Planning** • Review and approve final lighting plans (sitewide and each project FDP). **City of Oakland, Bureau of Building - Zoning Inspections:** • Verify exterior lighting (sitewide and each project FDP) is installed and operates pursuant to the SCA.	
Impact AES-6: The proposed Project would not result in a significant cumulative aesthetics impact when considering the combined effect of the Project, and past, present, approved, pending, and reasonably foreseeable future projects. (Less than Significant with SCAs)	**SCA AES-1:** Graffiti Control *(See under Impact AES-2)* **SCA AES-2:** Landscape Plan *(See under Impact AES-1)* **SCA AES-3:** Lighting *(See under Impact AES-3)*				

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Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.2 Air Quality					
Impact AIR-1: Demolition and construction associated with the Project would not result in average daily emissions that would exceed the City's construction significance thresholds of 54 pounds per day of ROG, NOX, or $PM_{2.5}$ or 82 pounds per day of PM_{10}. (Criterion a) (Less than Significant with SCA)	**SCA AIR-1:** Construction-Related Air Pollution Controls (Dust and Equipment Emissions) (#19). *During Project Construction.* The project applicant shall implement all of the following applicable air pollution control measures during construction of the project: *Basic Controls:* a. Water all exposed surfaces of active construction areas at least twice daily. Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever feasible. b. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer). c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. d. Pave all roadways, driveways, sidewalks, etc. within one month of site grading or as soon as feasible. In addition, building pads should be laid within one month of grading or as soon as feasible unless seeding or soil binders are used. e. Enclose, cover, water twice daily, or apply (non-toxic) soil stabilizers to exposed stockpiles (dirt, sand, etc.). f. Limit vehicle speeds on unpaved roads to 15 miles per hour. g. Idling times on all diesel-fueled commercial vehicles over 10,000 lbs. shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485, of the California Code of Regulations). Clear signage to this effect shall be provided for construction workers at all access points.	**Implementation:** • Ongoing, throughout demolition, grading and/or construction.	**Master Developer and Each FDP Project Applicant:** • Require/ensure construction contractor to implement all the applicable measures identified in the SCA. • Submit an Oak Knoll Dust Control Program as part ot the Construction Management Plan to the Bureau of Building-Zoning Inspections, per *Enhanced Controls* condition (e).	**City of Oakland, Bureau of Planning:** • Review and approve Dust Control Program. **Applicant:** • Ensure regular verification of the implementation of dust control measures and equipment and vehicle operation protocols and the Oak Knoll Dust Control Program. • Verify that a designated dust control monitor is on-call during construction periods, per *Enhanced Controls* condition (e). **City of Oakland, Bureau of Building - Zoning Inspections:** • Conduct periodic site visits to verify dust control measures and equipment and vehicle operation protocols and the Oak Knoll Dust Control Program are being implemented.	

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4.2 Air Quality (cont.)					
Impact AIR-1 (cont.)	h. Idling times on all diesel-fueled off-road vehicles over 25 horsepower shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes and fleet operators must develop a written policy as required by Title 23, Section 2449, of the California Code of Regulations ("California Air Resources Board Off-Road Diesel Regulations"). i. All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. j. Portable equipment shall be powered by electricity if available. If electricity is not available, propane or natural gas shall be used if feasible. Diesel engines shall only be used if electricity is not available and it is not feasible to use propane or natural gas. *Enhanced Controls (applies to projects that involve 114 or mores single family residential units or 240 or more multi-family residential units):* a. All exposed surfaces shall be watered at a frequency adequate to maintain minimum soil moisture of 12 percent. Moisture content can be verified by lab samples or moisture probe. b. All excavation, grading, and demolition activities shall be suspended when average wind speeds exceed 20 mph. c. Install sandbags or other erosion control measures to prevent silt runoff to public roadways. d. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for one month or more). e. Designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress.				

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4.2 Air Quality (cont.)					
Impact AIR-1 (cont.)	f. Install appropriate wind breaks (e.g., trees, fences) on the windward side(s) of actively disturbed areas of the construction site to minimize wind blown dust. Wind breaks must have a maximum 50 percent air porosity. g. Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established. h. Activities such as excavation, grading, and other ground-disturbing construction activities shall be phased to minimize the amount of disturbed surface area at any one time. i. All trucks and equipment, including tires, shall be washed off prior to leaving the site. j. Site accesses to a distance of 100 feet from the paved road shall be treated with a 6 to 12 inch compacted layer of wood chips, mulch, or gravel. k. All equipment to be used on the construction site and subject to the requirements of Title 13, Section 2449, of the California Code of Regulations ("California Air Resources Board Off-Road Diesel Regulations") must meet emissions and performance requirements one year in advance of any fleet deadlines. Upon request by the City, the project applicant shall provide written documentation that fleet requirements have been met. l. Use low VOC (i.e., ROG) coatings beyond the local requirements (i.e., BAAQMD Regulation 8, Rule 3: Architectural Coatings). m. All construction equipment, diesel trucks, and generators shall be equipped with Best Available Control Technology for emission reductions of NOx and PM. n. Off-road heavy diesel engines shall meet the California Air Resources Board's most recent certification standard. o. Post a publicly-visible large on-site sign that includes the contact name and phone number for the project complaint manager responsible for responding to dust complaints and the telephone numbers of the City's				

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4.2 Air Quality (cont.)					
Impact AIR-1 (cont.)	Code Enforcement unit and the Bay Area Air Quality Management District. When contacted, the project complaint manager shall respond and take corrective action within 48 hours.				
Impact AIR-2: Operation of the Project would result in operational average daily emissions of more than 54 pounds per day of ROG, NOX, or $PM_{2.5}$ or 82 pounds per day of PM_{10}; or result in maximum annual emissions of 10 tons per year of ROG, NOX, or $PM_{2.5}$ or 15 tons per year of PM_{10}. (Criterion b) (Significant and Unavoidable)	**SCA TRA-4:** Parking and Transportation Demand Management *(See under Section 4.13, Transportation and Traffic - Consistency with Adopted Policies, Plans or Programs Supporting Alternative Transportation)* **SCA GHG-1:** Greenhouse Gas (GHG) Reduction Plan (GGRP) *(See under Impact GHG-1)* **SCA GHG-2:** Green Building Requirements – Bay Friendly Landscape *(See under Impact GHG-1)*				
	New Mitigation Measure AIR-2.1: Use Low and Super-compliant VOC Architectural Coatings in Maintaining Buildings through CC&Rs. While Regulation 8 Rule 3 of the BAAQMD places limits on the VOC content of paint and other architectural coatings, use of lower VOC coatings available to consumers can further reduce operational ROG emissions. Low- and Super-Compliant VOC paints are manufactured and sold by numerous companies. "Low-VOC" refers to paints that meet the more stringent regulatory limits in South Coast AQMD Rule 1113; however, many manufacturers have reformulated to levels well below these limits. These are referred to as "Super-Compliant" Architectural Coatings (http://www.aqmd.gov/home/regulations/compliance/architectural-coatings/super-compliant-coatings).	**FDP PROJECTS** **Implementation:** • Prior to issuance of first building permit for each project FDP.	**Each FDP Project Applicant:** • Submit FDP plans that specify proposed use of Low- and Super-Compliant VOC paints for all architectural structures.	**City of Oakland, Bureau of Planning:** • Verify inclusion of Low- and Super-Compliant VOC paints in plans for each project FDP. **City of Oakland, Bureau of Building - Zoning Inspections:** • Verify use of Low- and Super-Compliant VOC paints.	
	New Mitigation Measure AIR-2.2: Promote use of Green Consumer Products. To reduce ROG emissions associated with the project, the project sponsor and/or future developer(s) shall provide education for residential and commercial tenants concerning green consumer products. Prior to receipt of any certificate of final occupancy and every five years thereafter, the project sponsor and/or future developer(s) shall work with the City of Oakland to develop electronic correspondence to be distributed by email annually to residential and/or commercial tenants of each building on the project site that encourages the purchase of consumer products that generate lower than typical VOC emissions. The	**FDP PROJECTS** **Plan Preparation:** • Prior to issuance of certificate of occupancy for each project FDP. **Distribution of Plan and Information:** • Include with all sale and/or lease information and distributed upon sale or lease of each building.	**Each FDP Project Applicant:** • Submit to the Bureau of Planning FDP plans that specify proposed distribution materials about green consumer products. • Work with Bureau of Planning staff to develop annual electronic correspondence to be distributed regarding environmentally preferable	**City of Oakland, Bureau of Planning:** • Review/verify green consumer products public education materials • Confirm annual emailing of public education materials to residential and commercial tenants regarding Green Consumer Products.	

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4.2 Air Quality (cont.)					
Impact AIR-2 (cont.)	correspondence shall encourage environmentally preferable purchasing.	**Re-coordination with City on Correspondence:** • Every five years after date of each certificate of occupancy.	purchasing. Confirm logistics for email distribution and proof of compliance with the SCA.		
Impact AIR-4: Construction and operation of the Project would not generate substantial levels of toxic air contaminants (TACs). (Criterion d) (Less than Significant with SCAs)	**SCA AIR-1:** Construction-Related Air Pollution Controls (Dust and Equipment Emissions) *(See under Impact AIR-1)*				
	SCA AIR-2: Exposure to Air Pollution (Toxic Air Contaminants) (#20). ***a. Health Risk Reduction Measures.*** *Prior to approval of construction-related permit*. The project applicant shall incorporate appropriate measures into the project design in order to reduce the potential health risk due to exposure to toxic air contaminants. The project applicant shall choose <u>one</u> of the following methods: i. The project applicant shall retain a qualified air quality consultant to prepare a Health Risk Assessment (HRA) in accordance with California Air Resources Board (CARB) and Office of Environmental Health and Hazard Assessment requirements to determine the health risk of exposure of project residents/occupants/users to air pollutants. The HRA shall be submitted to the City for review and approval. If the HRA concludes that the health risk is at or below acceptable levels, then health risk reduction measures are not required. If the HRA concludes that the health risk exceeds acceptable levels, health risk reduction measures shall be identified Identified risk reduction measures shall be to reduce the health risk to acceptable levels. submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City. - or -	**Certification Statement and On-site Requirements:** • Prior to start of demolition, grading, or construction activities. **Compliance Reporting:** • Quarterly throughout construction activities. **Plan Implementation:** • Ongoing, throughout demolition, grading, and/or construction	**Master Developer and Each FDP Project Applicant:** • Require/ensure construction contractor to implement all the applicable measures identified in the SCA as part ot the Construction Management Plan to the Bureau of Building-Zoning Inspections.	**City of Oakland, Bureau of Planning:** • Review Construction Emissions Minimization Plan, Compliance Certification Statement, and On-site Requirements specified in the HRA and SCA, to verify that appropriate methods to ensure NOx emissions below the BAAQMD threshold of significance are implemented. • Review and approve quarterly reports in compliance with the Plan. **City of Oakland, Bureau of Building - Zoning Inspections:** • Verify construction operations in compliance with the implementation actions #1 through #4, including the Construction Emissions Minimization Plan.	

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

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.2 Air Quality (cont.)					
Impact AIR-4 (cont.)	ii. The project applicant shall incorporate the following health risk reduction measures into the project. These features shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City: – Installation of air filtration to reduce cancer risks and Particulate Matter (PM) exposure for residents and other sensitive populations in the project that are in close proximity to sources of air pollution. Air filter devices shall be rated MERV-13 or higher. As part of implementing this measure, an ongoing maintenance plan for the building's HVAC air filtration system shall be required. – Where appropriate, install passive electrostatic filtering systems, especially those with low air velocities (i.e., 1 mph). – Phasing of residential developments when proposed within 500 feet of freeways such that homes nearest the freeway are built last, if feasible. – The project shall be designed to locate sensitive receptors as far away as feasible from the source(s) of air pollution. Operable windows, balconies, and building air intakes shall be located as far away from these sources as feasible. If near a distribution center, residents shall be located as far away as feasible from a loading dock or where trucks concentrate to deliver goods. – Sensitive receptors shall be located on the upper floors of buildings, if feasible. – Planting trees and/or vegetation between sensitive receptors and pollution source, if feasible. Trees that are best suited to trapping PM shall be planted, including one or more of the following: Pine (*Pinus nigra* var. *maritima*), Cypress (*X Cupressocyparis leylandii*), Hybrid popular (*Populus deltoids X trichocarpa*), and Redwood *(Sequoia sempervirens*).				

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

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.2 Air Quality (cont.)					
Impact AIR-4 (cont.)	– Sensitive receptors shall be located as far away from truck activity areas, such as loading docks and delivery areas, as feasible. – Existing and new diesel generators shall meet CARB's Tier 4 emission standards, if feasible. – Emissions from diesel trucks shall be reduced through implementing the following measures, if feasible: ▪ Installing electrical hook-ups for diesel trucks at loading docks. ▪ Requiring trucks to use Transportation Refrigeration Units (TRU) that meet Tier 4 emission standards. ▪ Requiring truck-intensive projects to use advanced exhaust technology (e.g., hybrid) or alternative fuels. ▪ Prohibiting trucks from idling for more than two minutes. ▪ Establishing truck routes to avoid sensitive receptors in the project. A truck route program, along with truck calming, parking, and delivery restrictions, shall be implemented.				
	b. Maintenance of Health Risk Reduction Measures. *Ongoing.* The project applicant shall maintain, repair, and/or replace installed health risk reduction measures, including but not limited to the HVAC system (if applicable), on an ongoing and as-needed basis. Prior to occupancy, the project applicant shall prepare and then distribute to the building manager/operator an operation and maintenance manual for the HVAC system and filter including the maintenance and replacement schedule for the filter.	**Maintenance:** • Ongoing, throughout all construction activities. **Distribute Manual and Replacement Schedule:** • Include with all sale and/or lease information and distributed upon sale or lease of each building and every 3 years thereafter.	**Master Developer and Each FDP Project Applicant:** • Maintain, repair, and/or replace installed health risk reduction measures. • Distribute filter manual and filter replacement schedule to the building manager/operator of building with an HVAC system.	**City of Oakland, Bureau of Planning:** • Ensure distribution of HVAC system and filter manual, and filter replacement schedule. **City of Oakland, Bureau of Building - Zoning Inspections:** • Verify installed health risk reduction measures are maintained/replaced when necessary.	

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

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.2 Air Quality (cont.)					
Impact AIR-4 (cont.)	*The proposed Project does not include stationary sources of TACs. The following SCA will apply if the Project operations change to include such sources.* **SCA AIR-3:** Stationary Sources of Air Pollution (Toxic Air Contaminants) (#21). *Prior to approval of construction-related permit.* The project applicant shall incorporate appropriate measures into the project design in order to reduce the potential health risk due to on-site stationary sources of toxic air contaminants. The project applicant shall choose one of the following methods: a. The project applicant shall retain a qualified air quality consultant to prepare a Health Risk Assessment (HRA) in accordance with California Air Resources Board (CARB) and Office of Environmental Health and Hazard Assessment requirements to determine the health risk associated with proposed stationary sources of pollution in the project. The HRA shall be submitted to the City for review and approval. If the HRA concludes that the health risk is at or below acceptable levels, then health risk reduction measures are not required. If the HRA concludes the health risk exceeds acceptable levels, health risk reduction measures shall be identified to reduce the health risk to acceptable levels. Identified risk reduction measures shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City. - or - b. The project applicant shall incorporate the following health risk reduction measures into the project. These features shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City: i. Installation of non-diesel fueled generators, if feasible, or;	**Design/Health Risk Reduction Measures Incorporated into Project or Health Risk Assessment:** • Prior to start of construction activities. **Compliance Reporting:** • Regularly (quarterly) throughout construction activities.	**Master Developer and Each FDP Project Applicant:** • Submit FDP plans that specify the applicable measures identified in the SCA as part ot the Construction Management Plan to the Bureau of Building-Zoning Inspections.	**City of Oakland, Bureau of Planning:** • Review HRA or design measures as specified in the SCA, to verify that appropriate measures are implemented. • Review and approve compliance.	

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Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.2 Air Quality (cont.)					
Impact AIR-4 (cont.)	ii. Installation of diesel generators with an EPA-certified Tier 4 engine or engines that are retrofitted with a CARB Level 3 Verified Diesel Emissions Control Strategy, if feasible.				
Impact AIR-5: Construction of the Project would not expose proposed sensitive receptors to substantial levels of toxic air contaminants (TACs). (Criterion e) (Less than Significant with SCAs)	**SCA AIR-1:** Construction-Related Air Pollution Controls (Dust and Equipment Emissions) *(See under Impact AIR-1)* **SCA AIR-2:** Exposure to Air Pollution (Toxic Air Contaminants) *(See under Impact AIR-4)*				
4.3 Biological Resources					
Impact BIO-1: The Project could have a substantial adverse effect, either directly or through habitat modifications, on any plant or animal species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. (Criterion a) (Potentially Significant).	**SCA BIO-1:** Tree Removal during Breeding Bird Season (#26). *Prior to removal of trees*. To the extent feasible, removal of any tree and/or other vegetation suitable for nesting of birds shall not occur during the bird breeding season of February 1 to August 15 (or during December 15 to August 15 for trees located in or near marsh, wetland, or aquatic habitats). If tree removal must occur during the bird breeding season, all trees to be removed shall be surveyed by a qualified biologist to verify the presence or absence of nesting raptors or other birds. Pre-removal surveys shall be conducted within 15 days prior to the start of work and shall be submitted to the City for review and approval. If the survey indicates the potential presence of nesting raptors or other birds, the biologist shall determine an appropriately sized buffer around the nest in which no work will be allowed until the young have successfully fledged. The size of the nest buffer will be determined by the biologist in consultation with the California Department of Fish and Wildlife, and will be based to a large extent on the nesting species and its sensitivity to disturbance. In general, buffer sizes of 200 feet for raptors and 50 feet for other birds should suffice to prevent disturbance to birds nesting in the urban environment, but these buffers may be increased	**Conduct Pre-Removal Surveys:** • Within 15 days prior to removal of any trees and/or other vegetation suitable for nesting of birds. **Agency Consultation for Nesting Raptors/Birds:** • Prior to the start of work involving ground disturbance or building dismantling, relocation or demolition.	**Master Developer and Each FDP Project Applicant:** • Conduct pre-removal surveys by a qualified biologist if work occurs during the bird breeding season. • Submit pre-removal surveys to City of Oakland.	**City of Oakland, Bureau of Planning; Bureau of Building - Zoning Inspections:** • Review and accept pre-removal surveys. **Applicant:** • Ensure regular verification of the implementation of this SCA during breeding season. **City of Oakland, Bureau of Building - Zoning Inspections; qualified biologist approved by the Bureau of Planning:** • Conduct periodic site visits during bird breeding season to verify compliance per the SCA.	

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

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.3 Biological Resources (cont.)					
Impact BIO-1 (cont.)	or decreased, as appropriate, depending on the bird species and the level of disturbance anticipated near the nest.			**California Department of Fish and Wildlife (CDFW); qualified biologist approved by the Bureau of Planning:** • If pre-removal surveys indicate the potential presence of nesting raptors or other birds, consult with qualified biologist on size of nest buffer.	
	SCA BIO-2: Bird Collision Reduction Measures (#25). *Prior to approval of a construction-related permit*. The following measures apply to all construction projects which include glass as part of the building's exterior AND at least one of the following: a) The project is located immediately adjacent to a substantial water body larger than 1 acre (i.e. Oakland Estuary, San Francisco Bay, Lake Merritt or other lake, reservoir or wetland). OR b) The project is located immediately adjacent to a substantial recreation area or park (i.e. a region-serving park, resource conservation area, neighborhood park, linear park, or special use park and generally over 1 acre in size) which contains substantial vegetation. OR c) The project includes substantial vegetated or green roof or green wall (roof or wall with growing medium and plants taking the place of conventional roofing such as asphalt, tile, gravel or shingles) but excluding container gardens OR d) The project includes an existing or proposed substantial vegetated area (generally contiguous one acre in size or larger) located directly adjacent to project buildings. e) The structure contains an atrium which will contain vegetation. The project applicant shall submit a Bird Collision Reduction Plan for City review and approval to reduce potential bird collisions to the maximum feasible extent. The Plan shall include all of the following mandatory measures, as well as applicable and specific project Best	**Submit Bird Collision Reduction Plan:** • Prior to issuance of first building permit for each project FDP. **Implement Plan:** • Ongoing, throughout Project operations.	**Master Developer and Each FDP Project Applicant:** • Submit Oak Knoll Bird Collision Reduction Plan (Plan). • Incorporate measures into Project building and landscape plans for implementation.	**City of Oakland, Bureau of Planning:** • Review and approve the Plan. **Applicant:** • Ensure regular verification of compliance with the Plan. **City of Oakland, Bureau of Building - Zoning Inspections:** • Conduct periodic site visits to verify compliance with the Plan.	

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

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.3 Biological Resources (cont.)					
Impact BIO-1 (cont.)	Management Practice (BMP) strategies to reduce bird strike impacts to the maximum feasible extent. The project applicant shall implement the approved Plan. Mandatory measures include all of the following: i. For large buildings subject to federal aviation safety regulations, install minimum intensity white strobe lighting with three second flash instead of solid red or rotating lights. ii. Minimize the number of and co-locate rooftop-antennas and other rooftop structures. iii. Monopole structures or antennas shall not include guy wires. iv. Avoid the use of mirrors in landscape design. v. Avoid placement of bird-friendly attractants (i.e., landscaped areas, vegetated roofs, water features) near glass unless shielded by architectural features taller than the attractant that incorporate bird friendly treatments no more than two inches horizontally, four inches vertically, or both (the “two-by-four” rule), as explained below. vi. Apply bird-friendly glazing treatments to no less than 90 percent of all windows and glass between the ground and 60 feet above ground or to the height of existing adjacent landscape or the height of the proposed landscape. Examples of bird-friendly glazing treatments include the following: • Use opaque glass in window panes instead of reflective glass. • Uniformly cover the interior or exterior of clear glass surface with patterns (e.g., dots, stripes, decals, images, abstract patterns). Patterns can be etched, fritted, or on films and shall have a density of no more than two inches horizontally, four inches vertically, or both (the “two-by-four” rule).				

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Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.3 Biological Resources (cont.)					
Impact BIO-1 (cont.)	• Install paned glass with fenestration patterns with vertical and horizontal mullions no more than two inches horizontally, four inches vertically, or both (the "two-by-four" rule). • Install external screens over non-reflective glass (as close to the glass as possible) for birds to perceive windows as solid objects. • Install UV-pattern reflective glass, laminated glass with a patterned UV-reflective coating, or UV-absorbing and UV-reflecting film on the glass since most birds can see ultraviolet light, which is invisible to humans. • Install decorative grilles, screens, netting, or louvers, with openings no more than two inches horizontally, four inches vertically, or both (the "two-by-four" rule). • Install awnings, overhangs, sunshades, or light shelves directly adjacent to clear glass which is recessed on all sides. • Install opaque window film or window film with a pattern/design which also adheres to the "two-by-four" rule for coverage. vii. Reduce light pollution. Examples include the following: • Extinguish night-time architectural illumination treatments during bird migration season (February 15 to May 15 and August 15 to November 30). • Install time switch control devices or occupancy sensors on non-emergency interior lights that can be programmed to turn off during non-work hours and between 11:00 p.m. and sunrise. • Reduce perimeter lighting whenever possible. • Install full cut-off, shielded, or directional lighting to minimize light spillage, glare, or light trespass. • Do not use beams of lights during the spring (February 15 to May 15) or fall (August 15 to November 30) migration.				

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4.3 Biological Resources (cont.)					
Impact BIO-1 (cont.)	viii. Develop and implement a building operation and management manual that promotes bird safety. Example measures in the manual include the following: • Donation of discovered dead bird specimens to an authorized bird conservation organization or museums (e.g., UC Berkeley Museum of Vertebrate Zoology) to aid in species identification and to benefit scientific study, as per all federal, state and local laws. • Distribution of educational materials on bird-safe practices for the building occupants. Contact Golden Gate Audubon Society or American Bird Conservancy for materials. • Asking employees to turn off task lighting at their work stations and draw office blinds, shades, curtains, or other window coverings at end of work day. • Install interior blinds, shades, or other window coverings in windows above the ground floor visible from the exterior as part of the construction contract, lease agreement, or CC&Rs. • Schedule nightly maintenance during the day or to conclude before 11 p.m., if possible.				
	Special-Status Animal Species **SCA Implementation Measure BIO-1.1:** To further implement SCA BIO-1 during construction, to the extent feasible, grading and building or structure relocation or demolition (i.e., Club Knoll Garage) shall not occur during the bird breeding season of February 1 to August 15. If such activities must occur during the bird breeding season, areas where ground disturbance or building relocation or demolition will occur shall be surveyed by a qualified biologist to verify the presence or absence of nesting raptors or other birds. Surveys shall be conducted within 15 days prior to the start of work and shall be submitted to the City for review and approval. If the survey indicates the potential presence of nesting raptors or other birds protected under federal or state regulations, the biologist, in	**Conduct Pre-Construction Surveys:** • Within 15 days prior to the start of ground disturbance or building relocation or demolition/dismantling. **Agency Consultation for Nesting Raptors/Birds (protected under federal or state regulations):** • Prior to the start of ground disturbance or building relocation or demolition/ dismantling.	**Master Developer and Each FDP Project Applicant:** • Conduct pre-construction surveys by a qualified biologist if work occurs during the bird breeding season. • Submit pre-construction surveys to City of Oakland.	**Applicant:** • Ensure regular verification of the implementation during bird breeding season and verify compliance per the SCA Implementation Measure. **City of Oakland, Bureau of Planning; Bureau of Building - Zoning Inspections:** • Review and approve pre-construction surveys	

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Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.3 Biological Resources (cont.)					
Impact BIO-1 (cont.)	consultation with the City, shall determine an appropriately sized buffer around the nest in which no work will be allowed to ensure no significant impacts and will maintain that buffer until the young have successfully fledged. The size of the nest buffer will be based on the nesting species and its sensitivity to disturbance. In general, buffer sizes of 200 feet for raptors and 50 feet for other birds should suffice to prevent disturbance to birds nesting in the urban environment.	**Conduct Work Per Survey Results:** • Ongoing, throughout ground disturbance or building relocation or demolition/dismantling.		• Conduct periodic site visits during bird breeding season to verify compliance per the SCA Implementation Measure. **City of Oakland, Bureau of Planning:** • If pre-construction surveys indicate the potential presence of nesting raptors or other birds, consult with qualified biologist on size of nest buffer.	
	New Mitigation Measure BIO-1.1: A preconstruction habitat assessment for special-status bats shall be conducted by a qualified biologist in advance of tree removal and building demolition within the Project site to characterize potential bat habitat and identify potentially active roost sites. Should the preconstruction survey find no bat habitat or potential bat roosting sites then no further action is required. Should potential roosting habitat or active bat roosts be found in trees to be removed or buildings to be relocated or demolished (i.e. Club Knoll Garage) under the project, the Project sponsor shall implement avoidance and minimization measures. Bats utilize trees and buildings differently depending on the species and the time of year. Tree and building specific measures are outlined below. These measures include the following, subject to modification and augmentation by the terms of applicable permits issued by the CDFW: a) To avoid impacts to tree roosting bats, trees and snags should be removed between October 1 and March 31, which is outside of the maternity roosting season, when female bats aggregate to give birth and raise their young. b) If tree removal must occur between April 1 and September 30, and the bat roost habitat assessment identified suitable or potentially occupied roosts within the Project Area, a preconstruction bat survey	**Conduct Pre-Construction Bat Habitat Surveys:** • Prior to any tree removal or building demolition/ dismantling; **or** • At least 14 days prior to any tree removal and building demolition, if activities must occur between April 1 and September 30), and the bat roost habitat assessment identified suitable or potentially occupied roosts within the Project Area. **Agency Consultation for Avoidance and Protection Measures (if special-status bat species or maternity roosts are detected):** • Prior to the start of work involving ground disturbance or building relocation or demolition/dismantling.	**Master Developer and Each FDP Project Applicant:** • Conduct preconstruction habitat surveys (assessments) for special-status bats. • Ensure a qualified biologist conducts the surveys. • Implement avoidance and minimization measures according to the survey results.	**Applicant:** • Ensure regular verification of compliance with avoidance and minimization measures per New Mitigation Measures BIO-1.1. **City of Oakland, Bureau of Planning; Bureau of Building-Zoning Inspections:** • Review and approve pre-construction surveys. • Conduct periodic site visits to verify compliance with avoidance and minimization measures per New Mitigation Measures BIO-1.1. • Verify qualified biologist is present during activities specified in New Mitigation Measures BIO-1.1.	

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Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.3 Biological Resources (cont.)					
Impact BIO-1 (cont.)	should be performed by a qualified bat biologist no more than 14 days prior to tree removal to determine if potential roost structures are occupied. Surveys may include acoustic monitoring to identify species within suspected roost sites. If special-status bat species or maternity roosts are detected during these surveys, appropriate species and roost specific avoidance and protection measures will be developed in consultation with CDFW. Such measures may include postponing the removal of trees or snags until the end of the maternity roosting season, implementing exclusionary work buffers, or other compensatory mitigation. c) Removal of trees or snags with potential bat roosting habitat or active bat roost sites shall occur only when no rain is forecast for three days, when daytime temperatures are at least 50°F, and shall follow a two-step removal process: i. On the first day of tree removal and under supervision of the qualified biologist, branches and limbs not containing cavities or fissures in which bats could roost, shall be cut only using chainsaws. ii. On the following day and under the supervision of the qualified biologist, the remainder of the tree may be removed, either using chainsaws or other equipment (e.g. excavator or backhoe). iii. All felled trees should remain on the ground for at least 24 hours prior to chipping, off-site removal, or other processing to allow any bats to escape. d) Irrespective of the time of year, all buildings or structures should be surveyed for active bat roosts or signs of roosting (guano, urine staining, dead bats) by a qualified bat biologist no more than 14 days prior to removal to determine if the building or structure is used for roosting. If evidence of roosting is present, the qualified bat biologist will determine, if possible, the type of roost and species. If special-status bat species or maternity or hibernation roosts	**Conduct Work Per Survey Results:** Ongoing, throughout work involving ground disturbance or building relocation or demolition/dismantling.		**City of Oakland, Bureau of Planning; CDFW:** • If surveys indicate special-status bat species or maternity roosts, consult with qualified biologist specific avoidance and protection measures per measure (b). • If surveys identify active bat roosts on or in the immediate vicinity of where tree removal and building demolition is planned, consult with qualified biologist to establish disturbance buffer per measure (e). Verify a permitted bat biologist performs any roost exclusions per measure (g).	

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

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Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.3 Biological Resources (cont.)					
Impact BIO-1 (cont.)	**New Mitigation Measure BIO-1.2:** A preconstruction survey for San Francisco dusky-footed woodrat middens shall be conducted by a qualified wildlife biologist prior to the start of construction in suitable habitat within the Project site. Middens identified during surveys shall be flagged as a sensitive resource and avoided during construction, if feasible. Should avoidance of woodrat middens within the Project site not be feasible, the Project sponsor, shall consult with CDFW regarding a qualified biologist dismantling of the middens by hand for relocation outside of the Project site. If approved by CDFW, a qualified wildlife biologist shall dismantle only middens within the Project site that would be disturbed by construction activities. If young are encountered during dismantling of the midden, any removed material shall be replaced and a 50-foot no-disturbance buffer shall be established around the active midden. The buffer shall remain until young are weaned and are able to disperse on their own accord (typically for a period of 14 days). All removed midden substrate shall be collected and relocated to suitable woodland habitat outside of the Project footprint. Appropriate personal protective equipment (e.g., respirator, gloves, and Tyvek suit) shall be used while dismantling and relocating woodrat nest material to protect against disease carried by rodents (e.g. hantavirus).	**Conduct Pre-Construction San Francisco Dusky-footed Woodrat Midden Surveys:** • Prior to the start of construction within areas of suitable dusky-footed woodrat habitat. **Agency Consultation for Midden Relocation and/or No-Disturbance Buffers:** • Prior to dismantling middens or establishing no-disturbance buffers. **Conduct Work Per Surveys:** • Ongoing, throughout ground disturbance or construction.	**Master Developer and Each FDP Project Applicant:** • Conduct preconstruction midden surveys for San Francisco dusky-footed woodrat. Ensure a qualified wildlife biologist conducts the surveys. • Implement avoidance and dismantling/ relocation activities according to the survey results.	**Applicant:** • Ensure regular verification of compliance with avoidance and dismantling/ relocation activities per New Mitigation Measure BIO-1.2. **City of Oakland, Bureau of Planning; and Bureau of Building - Zoning Inspections:** • Review and approve pre-construction surveys. • Conduct periodic site visits to verify compliance with avoidance and dismantling/ relocation activities per New Mitigation Measure BIO-1.2. **City of Oakland, Bureau of Planning; CDFW:** • If surveys indicate special-status bat species or maternity roosts, consult with qualified biologist specific avoidance and protection measures per measure b. • If surveys identify active bat roosts on or in the immediate vicinity of where tree removal and building demolition is planned, consult with qualified biologist to establish disturbance buffer per measure e.	

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4.3 Biological Resources (cont.)					
Impact BIO-1 (cont.)				Verify qualified wildlife biologist performs surveys and dismantling/ relocation activities per Mitigation Measures BIO-1.1.	
	SCA Implementation Measure BIO-1.2: To further implement SCA BIO-1, a Project-specific Worker Environmental Awareness Program (WEAP) training shall be developed and implemented by a qualified biologist and attended by all Project construction personnel prior to beginning work onsite. The training could consist of a recorded presentation that could be reused for new personnel throughout the duration of construction. The WEAP training shall generally include but not be limited to the following: a) Applicable State and federal laws, environmental regulations, Project permit conditions, and penalties for non-compliance; b) Special-status plant and animal species with potential to occur on or in the vicinity of the Project site, avoidance and protection measures, and a protocol for encountering such species including a communication chain; c) Known sensitive resource areas in the Project site which are to be avoided and/or protected (e.g. tree to be retained under the Project) as well as approved Project work areas; d) Preconstruction surveys and biological monitoring requirements associated with each phase of work and restrictions for working nearby sensitive resources within the Project site; and e) Best Management Practices (BMPs) and their location on the Project site for erosion control, pursuant to SCA HYD-1 (Erosion and Sedimentation Control Plan for Construction).	**Submit WEAP Training:** • Prior to start of construction activities. **Implement Approved WEAP Training:** • Prior to start of any construction activity and ongoing.	**Master Developer and Each FDP Project Applicant:** • Develop and submit a WEAP training. Ensure a qualified biologist develops and implements the WEAP training. • Specify location of BMPs on the Erosion and Sedimentation Control Plan for Construction (SCA HYD-1).	**City of Oakland, Bureau of Planning:** • Review and approve WEAP. **City of Oakland, Bureau of Building - Zoning Inspections** • Verify implementation of WEAP training.	

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

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.3 Biological Resources (cont.)					
Impact BIO-2: The Project could have a substantial adverse effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. (Criterion b) (Potentially Significant)	**SCA BIO-3:** Creek Protection Plan (#54). a. ***Creek Protection Plan Required.*** *Prior to approval of construction-related permit*. The project applicant shall submit a Creek Protection Plan for review and approval by the City. The Plan shall be included with the set of project drawings submitted to the City for site improvements and shall incorporate the contents required under section 13.16.150 of the Oakland Municipal Code including Best Management Practices ("BMPs") during construction and after construction to protect the creek. Required BMPs are identified below in sections (b), (c), and (d). b. ***Construction BMPs.*** *Prior to approval of construction-related permit.* The Creek Protection Plan shall incorporate all applicable erosion, sedimentation, debris, and pollution control BMPs to protect the creek during construction. The measures shall include, but are not limited to, the following: i. On sloped properties, the downhill end of the construction area must be protected with silt fencing (such as sandbags, filter fabric, silt curtains, etc.) and hay bales oriented parallel to the contours of the slope (at a constant elevation) to prevent erosion into the creek. ii. The project applicant shall implement mechanical and vegetative measures to reduce erosion and sedimentation, including appropriate seasonal maintenance. One hundred (100) percent degradable erosion control fabric shall be installed on all graded slopes to protect and stabilize the slopes during construction and before permanent vegetation gets established. All graded areas shall be temporarily protected from erosion by seeding with fast growing annual species. All bare slopes must be covered with staked tarps when rain is occurring or is expected. iii. Minimize the removal of natural vegetation or ground cover from the site in order to minimize the potential for erosion and sedimentation problems. Maximize the replanting of the area with native vegetation as soon as possible.	**SITEWIDE MASTER PLAN – PHASE 1** **Submit Creek Protection Plan:** • Prior to approval of any construction-related permit. **Implement (b) Construction BMPs (ii and xii), and (c) Post-Construction BMPs:** • (Same as *Monitoring/ Inspections* and *Written Monitoring Report* for condition (e) *Creek Protection Plan Implementation* below.)	**Master Developer:** • Develop and submit Creek Protection Plan, incorporating specified BMPs, per sections (b) Construction BMPs, (c) Post-construction BMPs, and (d) Final landscaping details of the SCA. • Implement approved mechanical and vegetative measures to reduce erosion and sedimentation, per BMP (b)(ii); and all erosion and sedimentation control measures in strict accordance with Regional Water Quality Control Board (RWQCB) controls, per BMP (b)(xii).	**City of Oakland, Bureau of Planning; Bureau of Building – Zoning Inspections; Public Works Agency – Environmental Services:** • Review and approve Creek Protection Plan incorporating specified BMPs, per sections (b) Construction BMPs, (c) Post-construction BMPs, and (d) Final landscaping details of the SCA. • Verify effectiveness of erosion and sedimentation control measures. (Also see condition (e) *Creek Protection Plan Implementation* below, and SCA HYD-1.) • Verify consistency of Creek Protection Plan with the Master Developer's submittal of regulatory permit applications to U.S. Army Corps (Section 404 permit); RWQCB (NPDES permit and 401 permit); and CDFW (Lake/Streambed Alteration Agreement).	*Creek Protection Plan,* submitted to City 2/24/2016

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

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.3 Biological Resources (cont.)					
Impact BIO-2 (cont.)	iv. All work in or near creek channels must be performed with hand tools and by a minimum number of people. Immediately upon completion of this work, soil must be repacked and native vegetation planted. Note: Measure is not feasible due to scale and proposed alterations to the creek channel. The City has made a Finding that the other measures imposed as part of the creek restoration plan and analyzed in the CEQA analysis are equal or better protective measures v. Install filter materials (such as sandbags, filter fabric, etc.) acceptable to the City at the storm drain inlets nearest to the project site prior to the start of the wet weather season (October 15); site dewatering activities; street washing activities; saw cutting asphalt or concrete; and in order to retain any debris flowing into the City storm drain system. Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness and prevent street flooding. vi. Ensure that concrete/granite supply trucks or concrete/plaster finishing operations do not discharge wash water into the creek, street gutters, or storm drains. vii. Direct and locate tool and equipment cleaning so that wash water does not discharge into the creek. viii. Create a contained and covered area on the site for storage of bags of cement, paints, flammables, oils, fertilizers, pesticides, or any other materials used on the project site that have the potential for being discharged to the creek or storm drain system by the wind or in the event of a material spill. No hazardous waste material shall be stored on site. ix. Gather all construction debris on a regular basis and place it in a dumpster or other container which is emptied or removed at least on a weekly basis. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to stormwater pollution.				

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

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

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

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.3 Biological Resources (cont.)					
Impact BIO-2 (cont.)	d. ***Creek Landscaping.*** *Prior to approval of construction-related permit*. The project applicant shall include final landscaping details for the site on the Creek Protection Plan, or on a Landscape Plan, for review and approval by the City. Landscaping information shall include a planting schedule, detailing plant types and locations, and a system to ensure adequate irrigation of plantings for at least one growing season. Plant and maintain only drought-tolerant plants on the site where appropriate as well as native and riparian plants in and adjacent to riparian corridors. Along the riparian corridor, native plants shall not be disturbed to the maximum extent feasible. Any areas disturbed along the riparian corridor shall be replanted with mature native riparian vegetation and be maintained to ensure survival.				
	e. ***Creek Protection Plan Implementation.*** *During construction; ongoing*. The project applicant shall implement the approved Creek Protection Plan during and after construction. During construction, all erosion, sedimentation, debris, and pollution control measures shall be monitored regularly by the project applicant. The City may require that a qualified consultant (paid for by the project applicant) inspect the control measures and submit a written report of the adequacy of the control measures to the City. If measures are deemed inadequate, the project applicant shall develop and implement additional and more effective measures immediately.	**SITEWIDE MASTER PLAN – PHASE 1** **Implement Creek Protection Plan:** • Ongoing, throughout all construction activities and project operations. **Monitor/Inspect:** • Ongoing, bi-weekly, throughout all construction activities; and if construction occurs during wet weather season (October 15 through April 15) timeframes may change as necessary and determine by the City or other oversight agency, based on findings of the monitoring/ inspections.	**Master Developer:** • Implement approved Creek Protection Plan. • Ensure qualified consultant to monitor/inspect and submit written report on adequacy of erosion, sedimentation, debris, and pollution control measures, per BMP (b)(ii) and BMP (b)(xii) in strict accordance with RWQCB controls (also see SCA HYD-1.	**Applicant:** • Ensure regular monitoring /inspections by a qualified consultant, to verify compliance with approved Creek Protection Plan and success of the creek protection measures per this condition (e) and BMPs (b), (c) and (d) (see *Timing*). • Ensure additional and/or more effective erosion, sedimentation, debris, and pollution control measures are immediately developed and implemented as needed.	

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

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.3 Biological Resources (cont.)					
Impact BIO-2 (cont.)		**Submit Monitoring Report:** Monthly, during construction; every three months for one year after construction.		**City of Oakland, Bureau of Planning; Bureau of Building - Zoning Inspections; Public Works Agency – Environmental Services:** Conduct periodic site visits and/or confirm monitoring /inspections by a qualified consultant, to verify compliance with approved Creek Protection Plan and success of the creek protection measures per this condition (e) and BMPs (b), (c) and (d) (see *Timing*).	
	SCA Implementation Measure BIO-3.1: To further implement SCA BIO-3, buildings adjacent to Powerhouse Creek must be constructed at least 15 feet from the parcel line that is adjacent to the creek, or at least 20 feet from the established top of creek bank. Alternatively, the Project shall set aside a "Building-free Powerhouse Creek Corridor" that is least 80 feet wide for the total length of Powerhouse Creek. The final total length of the altered Power House Creek channel must be equal to or greater than the existing length of creek channel.	**Submit Plans:** • Prior to approval of a construction-related permit for Phase 1 lots adjacent to Powerhouse Creek and/or alteration of Powerhouse Creek channel. **Implement Plan:** • Ongoing, throughout all construction activities.	**Master Developer and Phase 1 FDP Project Applicant:** • Submit and implement project FDP showing building-creek buffers, and/or proposed Powerhouse Creek channel alterations, consistent with SCA.	**Applicant:** • Ensure regular verification of compliance with the SCA. **City of Oakland, Bureau of Planning; Bureau of Building - Zoning Inspections; Public Works Agency – Environmental Services:** • Review and approve project FDP showing adequate building-creek buffers. • Conduct periodic site visits to verify compliance with the SCA.	
	SCA HYD-1: Erosion and Sedimentation Control Plan for Construction *(See under Impact HYD-1)* **SCA HYD-2:** State Construction General Permit *(See under Impact HYD-1)*				

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

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.3 Biological Resources (cont.)					
Impact BIO-2 (cont.)	**New Mitigation Measure BIO-2:** The Project sponsor shall mitigate for temporary disturbance of riparian habitat and oak woodland in support of the Project through restoration or preservation / enhancement of riparian habitat or oak woodland at a ratio of 2:1 (restored/preserved area : impacted area) through one of the following options: 1. On Site Mitigation a. Planting replacement trees, and b. Establishing a restrictive covenant or similar instrument to protect existing riparian woodland habitat. The Project sponsor shall prepare a Habitat Mitigation and Monitoring Plan (HMMP) for riparian and oak woodland habitat restored under the Project. The HMMP would be subject to approval by the entity with jurisdiction over the restored areas (City of Oakland). The HMMP shall include a detailed description of restoration/enhancement/ preservation actions proposed such as a planting plan, a weed control plan to prevent the spread of invasive and non-native species within restored areas, and erosion control measures to be installed around the restored area following mitigation planting in order to avoid or minimize sediment runoff into the adjacent creeks; restoration performance criteria for each restored area that establish success thresholds over a specific amount of time, as determined by regulatory agencies with jurisdiction of the affected areas; and proposed monitoring/maintenance program to evaluate the restoration performance criteria, under which progress of restored areas are tracked to ensure survival of the mitigation plantings. The program shall document overall health and vigor of mitigation plantings throughout the monitoring period and provide recommendations for adaptive management as needed to ensure the site is successful, according to the established performance criteria. An annual report documenting the results	**SITEWIDE MASTER PLAN** **Submit HMMP or Payment of In-Lieu Fee:** • Prior to approval of any construction-related permit. **Conduct Work Per Approved HMMP:** • Ongoing, throughout all construction activity. **Submit Annual Monitoring Reports:** Within one year of final inspection of work within riparian and oak woodland habitat, and annually thereafter for up to ten years. **Implement Recommendations for Periodic Improvements:** • Ongoing, as needed.	**Master Developer:** • Develop and submit HMMP, incorporating replacement tree plantings (1)(a); restrictive covenant or similar to protect existing riparian and oak woodland habitat (1)(b), per measure (1) of the SCA. • Implement approved HMMP; **or** • Pay and present proof of payment of in-lieu fee of the approved amount to the approved recipient(s). • Prepare and submit annual monitoring reports and, as needed, recommendations for periodic improvement.	**City of Oakland, Bureau of Planning; Bureau of Building – Zoning Inspections; Public Works Agency – Environmental Services.** **U.S. Army Corps (Section 404 permit); RWQCB (NPDES permit and 401 permit); and CDFW (Lake/Streambed Alteration Agreement):** • Review and approve HMMP, including restoration performance criteria and On Site Mitigations, per measure (1), unless in-lieu fee is elected. **Applicant:** • If replacement plantings are planned, ensure regular verification of the success of plantings per the HMMP, implementation of periodic recommendations, and all SCA conditions. **City of Oakland, Bureau of Planning; Bureau of Building – Zoning Inspections; Public Works Agency – Environmental Services:** • Verify calculation, amount, payment and recipient(s) of in-lieu fee, per measure (2), if in-lieu fee is elected.	

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

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.3 Biological Resources (cont.)					
Impact BIO-2 (cont.)	and providing recommendations for improvements throughout the year shall be provided to the City, or 2. Paying an in-lieu fee to a natural resource agency or a non-profit organization that would use the fees to protect or enhance oak woodland habitat of the region. If an in-lieu fee is used for mitigation, there must be a direct nexus between the amount of fees paid and mitigation required in terms of oak tree replacement and oak woodland preservation. The amount of the in-lieu fee shall be determined either by calculating the value of the land with oak woodland habitat proposed for removal, or by some other calculation developed by a qualified biologist in collaboration with the City of Oakland. This alternate calculation shall reflect differences in the quality of habitat proposed for removal, and may consider the cost of comparable habitat (fee title or easement) in nearby areas.			• Review and approve Annual HMMP Monitoring • Report and periodic recommendations. If replacement plantings are planned, conduct periodic site visits to verify success of plantings per the HMMP, implementation of periodic recommendations, and all SCA conditions.	
Impact BIO-3: The Project would not have a substantial adverse effect on federally protected wetlands or other waters (as defined by section 404 of the Clean Water Act) or state protected wetlands or waters, through direct removal, filling, hydrological interruption, or other means. (Criterion c) (Less than Significant with SCAs)	**SCA BIO-3:** Creek Protection Plan *(See under Impact BIO-2)* **SCA Implementation Measure BIO-3.1** *(to further implement SCA BIO-3) (See under Impact BIO-2)* **SCA HYD-1:** Erosion and Sedimentation Control Plan for Construction *(See under Impact HYD-1)* **SCA HYD-2:** State Construction General Permit *(See under Impact HYD-1)*				

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

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.3 Biological Resources (cont.)					
Impact BIO-4: The Project would not substantially interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. (Criterion d) (Less than Significant with SCAs)	**SCA BIO-4:** Dewatering/Diversion (#55). *Prior to approval of construction-related permit.* The project applicant shall submit a Dewatering and Diversion Plan for review and approval by the City, and shall implement the approved Plan. The Plan shall comply, at a minimum, with the following: a. All dewatering and diversion activities shall comply with the requirements of all necessary regulatory permits and authorizations from other agencies (e.g., Regional Water Quality Control Board, California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, and Army Corps of Engineers). All native aquatic life (e.g., fish, amphibians, and turtles) within the work site shall be relocated by a qualified biologist prior to dewatering, in accordance with applicable regional, state, and federal requirements. Captured native aquatic life shall be moved to the nearest appropriate site on the stream channel downstream. The biologist shall check daily for stranded aquatic life as the water level in the dewatering area drops. All reasonable efforts shall be made to capture and move all stranded aquatic life observed in the dewatered areas. Capture methods may include fish landing nets, dip nets, buckets, and by hand. Captured aquatic life shall be released immediately in the nearest appropriate downstream site. This condition does not allow the take or disturbance of any state or federally listed species, nor state-listed species of special concern, unless the applicant obtains a project specific authorization from the California Department of Fish and Wildlife and/or the U.S. Fish and Wildlife Service, as applicable. b. If any dam or other artificial obstruction is constructed, maintained, or placed in operation within the stream channel, ensure that sufficient water is allowed to pass down channel at all times to maintain native aquatic life below the dam or other artificial obstruction. c. Construction and operation of dewatering/diversion devices shall meet the standards contained in the	**SITEWIDE MASTER PLAN – PHASE 1** **Submit D&D Plan (as part of Creek Protection Plan, SCA BIO-3[a]):** • Prior to approval of any construction-related permit. **Implement D&D Plan:** • Ongoing, during any alterations to, or construction in, the creek channel. **Monitor Aquatic Life Movement:** • Daily, throughout alterations or construction in the creek channel.	**Master Developer:** • Develop and submit Dewatering and Diversion (D&D) Plan, compliant with regulatory permits and authorizations from other permitting agencies (U.S. Army Corps, RWQCB, U.S. DFW, CDGW). • Implement approved D&D Plan, and all RWQCB erosion and sedimentation control standards, per condition (e) (also see SCA HYD-1). • Ensure daily monitoring for stranded aquatic life by qualified biologist.	**Applicant:** • Ensure regular verification of compliance with the SCA. • Ensure verification of daily monitoring by a qualified biologist for stranded aquatic life, and captures/ releases per condition (b). **City of Oakland, Bureau of Planning; Bureau of Building – Zoning Inspections; Public Works Agency – Environmental Services.** **U.S. Army Corps; RWQCB; USFWS, CDFW:** • Review and approve D&D Plan, in concert with the Creek Protection Plan (SCA BIO-3 [a]). • Conduct periodic site visits to verify compliance with the SCA.	

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

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.3 Biological Resources (cont.)					
Impact BIO-4 (cont.)	latest edition of the Erosion and Sediment Control Field Manual published by the Regional Water Quality Control Board. d. Coffer dams and/or water diversion system shall be constructed of a non-erodable material which will cause little or no siltation. Coffer dams and the water diversion system shall be maintained in place and functional throughout the construction period. If the coffer dams or water diversion systems fail, they shall be repaired immediately based on the recommendations of a qualified environmental consultant. The devices shall be removed after construction is complete and the site is stabilized. e. Pumped water shall be passed through a sediment settling device before returning to the stream channel. Velocity dissipation measures are required at the outfall to prevent erosion.				
Impact BIO-5: The Project would not fundamentally conflict with the City of Oakland Tree Protection Ordinance (Oakland Municipal Code (OMC) Chapter 12.36) by removal of protected trees under certain circumstances. (Criterion f) (Less than Significant with SCAs)	**SCA BIO-5:** Tree Permit (#27). *Prior to approval of a construction-related permit*. a. ***Tree Permit Required*.** Pursuant to the City's Tree Protection Ordinance (OMC chapter 12.36), the project applicant shall obtain a tree permit and abide by the conditions of that permit. b. ***Tree Protection During Construction*.** Adequate protection shall be provided during the construction period for any trees which are to remain standing, including the following, plus any recommendations of an arborist: i. Before the start of any clearing, excavation, construction, or other work on the site, every protected tree deemed to be potentially endangered by said site work shall be securely fenced off at a distance from the base of the tree to be determined by the project's consulting arborist. Such fences shall remain in place for duration of all such work. All trees to be removed shall be clearly marked. A scheme shall be established for the removal and disposal of logs, brush, earth and other debris which will avoid injury to any protected tree.	**Submit Tree Permit Application:** • Prior to approval of any construction-related permit. **Conduct Work Pursuant to Approved Tree Permit:** • Ongoing, as needed.	**Master Developer:** • Submit Tree Permit application and proposed tree removal/planting plans. • Conduct work, tree removal, and tree replacements pursuant to the approved tree removal/planting plans, the Tree Permit, and the SCA.	**Applicant:** • Ensure regular verification of compliance. **City of Oakland, Bureau of Planning; Bureau of Building - Zoning Inspections; and Oakland Public Works Agency - Tree Division:** • Review and approve Tree Permit application and proposed tree removal/planting plans. • Conduct periodic site visits to verify compliance.	Tree Permit application and proposed tree removal/planting plans submitted to City, dated 10/21/2016 (Tree Removal Impact Mitigation Plan submitted 3/24/2017)

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

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

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

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

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

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

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

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.4 Cultural Resources					
Impact CUL-1: Relocation and Rehabilitation of Club Knoll could result in a substantial adverse change in the significance of a historical resource by adversely affecting the character-defining features that convey its historic significance and justify its inclusion in the City of Oakland's Local Register of Historic Resources. (Criterion a) (Potentially Significant)	**New Mitigation Measure CUL-1.1: *HABS Documentation*.** *Prior to approval of a construction-related permit for Club Knoll*, the Project sponsor shall document Club Knoll according to the Historic American Building Survey (HABS) standards, which requires: a. Drawings: A full set of measured drawings depicting the building. Consideration may be given to using 3D laser scanning at an appropriate resolution to aid in the creation of the drawings. b. Photographs: Photographs with large-format negatives of exterior and interior views of the existing building. Photocopies with large-format negatives, or high resolution digital copies of historic photographs. Consideration may be given to the use of high resolution digital photography in lieu of large-format negatives. If digital photography is selected, photo quality should meet the standards outlined in the National Register Photo Policy Factsheet updated 5/15/2013. c. Written data: A historical report in Outline Format. d. A qualified architectural historian or historical architect meeting the qualifications in the Secretary of the Interior's Professional Qualification Standards shall oversee the preparation of the plans, photographs and written data. e. The documentation shall be submitted for review and approval by qualified staff of the City of Oakland Bureau of Planning, Oakland Cultural Heritage Survey (OCHS). f. The documentation shall be filed with the Oakland Cultural Heritage Survey, the Oakland History Room at the Oakland Public Library, and the Northwest Information Center at Sonoma State University, the repository for the California Historical Resources Information System.	**Implementation:** • Prior to approval of any construction-related permit for Club Knoll.	**Master Developer:** • Prepare HABS documentation of Club Knoll per measures (a) through (d), and submit documentation to the City of Oakland Bureau of Planning per measure (e). • File approved HABS documentation per measure (f).	**City of Oakland, Bureau of Planning – OCHS:** • Review and approve HABS documentation of Club Knoll. • Verify filing of HABS documentation at the OCHS, Oakland Public Library, and the Northwest Information Center at Sonoma State University, per measure (f).	

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

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.4 Cultural Resources (cont.)					
Impact CUL-1 (cont.)	**New Mitigation Measure CUL-1.2 Baseline Building Conditions Study (Structural).** Prior to approval of a construction-related permit for Club Knoll, the Project sponsor shall prepare a Baseline Building Conditions Study to establish the baseline condition of the building and determine what kind of stabilization might be necessary to relocate the building. Specifically: a. A preservation architect and a structural engineer, as defined in the Carey & Co. report dated May 3, 2016, shall undertake an existing condition study of Club Knoll. b. The documentation shall take the form of written descriptions and visual illustrations, including of those physical characteristics of Club Knoll that convey its historic significance and must be protected and preserved, and recommendations for any structural reinforcement, stabilization, or protection before the relocation or any other alteration. c. The Project sponsor shall implement work in accordance with the approved plan.	**Submit Baseline Building Conditions Study:** • Prior to approval of any construction-related permit for Club Knoll. **Conduct Work Pursuant to Approved Study:** • Ongoing, throughout Club Knoll demolition/dismantling, relocation, and construction.	**Master Developer:** • Submit a Baseline Building Conditions Study and stabilization method, prepared by a preservation architect and a structural engineer per measure (a). • Submit Club Knoll plans/visual illustrations and implement Club Knoll work pursuant to the approved Study per measure (c).	**City of Oakland, Bureau of Planning – OCHS; Bureau of Building – Zoning Inspections:** • Review and approve Baseline Building Conditions Study and stabilization method, and corresponding Club Knoll plans/visual illustrations. • Verify all applicable measures in the mitigation are implemented	
	New Mitigation Measure CUL-1.3: Relocation Travel Route. Prior to approval of a construction-related permit for Club Knoll, the Project sponsor shall prepare a Relocation Travel Route Plan for review and approval by qualified staff of the City of Oakland Bureau of Planning, OCHS. Specifically, the plan shall: a) Show the location of the proposed travel route from the existing Club Knoll location to the new location. b) Identify and locate on-site covered, secured and enclosed storage c) areas where components of Club Knoll may be temporarily stored before or during relocation, if required. d) Identify how the relocation site will be prepared to accept the relocated components of Club Knoll, including but not limited to grading and construction of the foundation. e) The Project sponsor shall implement work in accordance with the approved plan.	**Prepare Relocation Travel Route Plan:** • Prior to approval of any construction-related permit for Club Knoll. **Implement Work Pursuant to Approved Plan:** • Ongoing, throughout Club Knoll demolition/dismantling, relocation, and construction.	**Master Developer:** • Prepare and submit a Relocation Travel Route Plan. • Implement Club Knoll relocation pursuant to the approved Relocation Travel Route Plan.	**City of Oakland, Bureau of Planning – OCHS:** • Review and approve the Relocation Travel Route Plan for Club Knoll. • Verify all applicable measures in the mitigation are implemented.	*Relocation Travel Route Plan* submitted to City as part of a Club Knoll Final Development Plan, dated 4/3/2017.

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

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.4 Cultural Resources (cont.)					
Impact CUL-1 (cont.)	**New Mitigation Measure CUL-1.4: Building Features Inventory and Plan.** Prior to approval of a construction-related permit for Club Knoll, the Project sponsor shall prepare a Building Features Inventory and Plan for review and approval by qualified staff of the City of Oakland Bureau of Planning, OCHS. Specifically, the inventory shall include the following, without limitation: *Character-defining Features* a) Identify the character-defining features of Club Knoll to be relocated, specifying features that cannot be repaired, are deteriorated or damaged beyond repair and will need to be replaced. b) Describe how the character-defining features will be treated and cleaned to remove graffiti and/or mold. *Existing and Proposed Building Plans* c) Provide a complete set of schematic floor and roof plans and elevations showing existing conditions (which may come from the HABS report in Mitigation Measure CUL-1.1 or Baseline Building Conditions Study for Mitigation Measure CUL-1.2). The existing floor plans should identify elements and spaces proposed for demolition, as well as the location of where the building will be cut into moveable components (horizontally and vertically). d) Provide a complete set of schematic proposed floor plans identifying new walls, insertions, and other alterations proposed to interior spaces. e) The existing and proposed building plans shall be prepared by a qualified preservation architect and structural engineer. *Materials Compatibility* f) Tests shall be conducted of the exterior stucco and interior plaster to ensure new materials match the original.	**Preparation of Building Features Inventory and Plan:** • Prior to approval of a construction-related permit for Club Knoll. **Conduct Work Pursuant to Approved Inventory and Plan:** • Ongoing, throughout Club Knoll demolition/ dismantling, relocation, and construction.	**Master Developer:** • Prepare and submit a Building Features Inventory and Plan (Plan), prepared by a qualified preservation architect and a structural engineer per measure (e). • Implement Club Knoll work pursuant to the approved Plan.	**City of Oakland, Bureau of Planning – OCHS; Bureau of Building – Zoning Inspections:** • Review and approve Building Features Inventory and Plan. • Verify all applicable measures in the mitigation are implemented.	

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

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.4 Cultural Resources (cont.)					
Impact CUL-1 (cont.)	*Qualifications* g) Identify the vendors and subcontractors to undertake restoration and relocation work. The contractor responsible for the relocation and rehabilitation work shall be experienced in the Secretary of the Interior's Standards. h) The Project sponsor shall implement work in accordance with the approved plans and requirements.				
	New Mitigation Measures CUL-1.5: Specific Relocation/ Rehabilitation Measures. Ongoing, during the relocation activities for Club Knoll. The Project sponsor shall incorporate the following mitigation measures into a final Club Knoll relocation work plan which it shall submit for review and approval by qualified staff of the City of Oakland Bureau of Planning, OCHS: a) Ensure that all temporary work to shore and brace the building will be reversible, additive, and shall not destroy any surviving historic fabric in the building. b) Ensure that a preservation architect and a structural engineer, as defined in the Carey & Co. report dated May 3, 2016, will be on site to monitor dismantlement and reassembly of Club Knoll. c) New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired d) Ensure components and parts of the building dismantled during the relocation process are catalogued, protected, stored in a secure area, if necessary, and reassembled in their original location on the relocated building. e) Ensure that the proposed steel frame and new interior systems will not be visible in the relocated building, except as necessary for life safety or in newly installed kitchen, bathrooms, elevators, or similar systems.	**Submit Final Club Knoll Relocation/Rehabilitation Work Plan:** • Prior to approval of any construction-related permit for Club Knoll. **Conduct Work Pursuant to Approved Work Plan:** • Ongoing, throughout Club Knoll demolition/ dismantling, relocation, and construction.	**Master Developer:** • Submit a Final Club Knoll Relocation/Rehabilitation Work Plan (Plan). • Implement Club Knoll relocation/rehabilitation pursuant to the approved Plan.	**City of Oakland, Bureau of Planning – OCHS; Bureau of Building – Zoning Inspections:** • Review and approve Club Knoll Relocation/ Rehabilitation Work Plan. • Verify all applicable measures in the mitigation are implemented.	

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

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

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

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.4 Cultural Resources (cont.)					
Impact CUL-3: The Project could result in significant impacts to unknown archaeological resources. (Criterion b) (*Less than Significant with SCAs*)	**SCA CUL-1:** Archaeological and Paleontological Resources – Discovery During Construction (#29). *During construction.* Pursuant to CEQA Guidelines section 15064.5(f), in the event that any historic or prehistoric subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant shall notify the City and consult with a qualified archaeologist or paleontologist, as applicable, to assess the significance of the find. In the case of discovery of paleontological resources, the assessment shall be done in accordance with the Society of Vertebrate Paleontology standards. If any find is determined to be significant, appropriate avoidance measures recommended by the consultant and approved by the City must be followed unless avoidance is determined unnecessary or infeasible by the City. Feasibility of avoidance shall be determined with consideration of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery, excavation) shall be instituted. Work may proceed on other parts of the project site while measures for the cultural resources are implemented. In the event of data recovery of archaeological resources, the project applicant shall submit an Archaeological Research Design and Treatment Plan (ARDTP) prepared by a qualified archaeologist for review and approval by the City. The ARDTP is required to identify how the proposed data recovery program would preserve the significant information the archaeological resource is expected to contain. The ARDTP shall identify the scientific/historic research questions applicable to the expected resource, the data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. The ARDTP shall include the analysis and specify the curation and storage methods. Data recovery, in general, shall be limited to the portions of the archaeological resource that could be impacted by the proposed project. Destructive data recovery methods shall not be applied to portions of the archaeological resources if nondestructive	**Implementation:** • Ongoing, throughout all construction activities.	**Master Developer and Each FDP Project Applicant:** • Adhere to conditions and standards regarding the discovery of historic or prehistoric subsurface cultural resources and paleontological resources; avoidance measures; excavation plans; preparation of an ARDTP; and qualifications of consulting archaeologists and paleontologists.	**City of Oakland, Bureau of Planning – OCHS; Bureau of Building – Zoning Inspections:** • Verify qualifications of as-needed consulting archeologist and/or paleontologist. • Review and approve the ATDTP if one is required under conditions of the SCA. • Verify all applicable conditions in the SCA are implemented.	

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

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.4 Cultural Resources (cont.)					
Impact CUL-3 (cont.)	methods are practicable. Because the intent of the ARDTP is to save as much of the archaeological resource as possible, including moving the resource, if feasible, preparation and implementation of the ARDTP would reduce the potential adverse impact to less than significant. The project applicant shall implement the ARDTP at his/her expense. In the event of excavation of paleontological resources, the project applicant shall submit an excavation plan prepared by a qualified paleontologist to the City for review and approval. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and/or a report prepared by a qualified paleontologist, as appropriate, according to current professional standards and at the expense of the project applicant.				
	SCA CUL-2: Archaeologically Sensitive Areas – Pre-Construction Measures (#30). *Prior to approval of construction-related permit; during construction.* The project applicant shall implement either Provision A (Intensive Pre-Construction Study) or Provision B (Construction ALERT Sheet) concerning archaeological resources. ***Provision A: Intensive Pre-Construction Study.*** The project applicant shall retain a qualified archaeologist to conduct a site-specific, intensive archaeological resources study for review and approval by the City prior to soil-disturbing activities occurring on the project site. The purpose of the site-specific, intensive archaeological resources study is to identify early the potential presence of history-period archaeological resources on the project site. At a minimum, the study shall include: a. Subsurface presence/absence studies of the project site. Field studies may include, but are not limited to, auguring and other common methods used to identify the presence of archaeological resources. b. A report disseminating the results of this research.	**Implementation:** • Provision A: Prior to approval of any construction-related permit. • Provision B: Prior to any soil-disturbing activities, and ongoing throughout all construction activities.	**Master Developer and Each FDP Project Applicant:** • Implement either Provision A or Provision B concerning archaeological resources on the Project site.	**City of Oakland, Bureau of Planning – OCHS; Bureau of Building – Zoning Inspections:** • Provision A: Review and approve intensive pre-construction survey workplan and study. • Provision B: As needed, review and approve the ALERT sheet. • Verify all applicable conditions in the SCA are implemented.	

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

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

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

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.4 Cultural Resources (cont.)					
Impact CUL-3 (cont.)	contacted in the event of discovery of the following cultural materials: concentrations of shellfish remains; evidence of fire (ashes, charcoal, burnt earth, fire-cracked rocks); concentrations of bones; recognizable Native American artifacts (arrowheads, shell beads, stone mortars [bowls], humanly shaped rock); building foundation remains; trash pits, privies (outhouse holes); floor remains; wells; concentrations of bottles, broken dishes, shoes, buttons, cut animal bones, hardware, household items, barrels, etc.; thick layers of burned building debris (charcoal, nails, fused glass, burned plaster, burned dishes); wood structural remains (building, ship, wharf); clay roof/floor tiles; stone walls or footings; or gravestones. Prior to any soil-disturbing activities, each contractor shall be responsible for ensuring that the ALERT sheet is circulated to all field personnel, including machine operators, field crew, pile drivers, and supervisory personnel. The ALERT sheet shall also be posted in a visible location at the project site.				
Impact CUL-4: The Project could directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. (Criterion c) (*Less than Significant with SCAs*)	**SCA CUL-1:** Archaeological and Paleontological Resources – Discovery During Construction. *(See under Impact CUL-3)*				
Impact CUL-5: The Project could disturb human remains, including those interred outside of formal cemeteries (Criterion d). (Less than Significant with SCAs)	**SCA CUL-3:** Human Remains – Discovery During Construction (#31). *During construction.* Pursuant to CEQA Guidelines section 15064.5(e)(1), in the event that human skeletal remains are uncovered at the project site during construction activities, all work shall immediately halt and the project applicant shall notify the City and the Alameda County Coroner. If the County Coroner determines that an investigation of the cause of death is required or that the remains are Native American, all work shall cease within 50 feet of the remains until appropriate	**Implementation:** • Ongoing, throughout all construction activities.	**Master Developer and Each FDP Project Applicant:** • Adhere to conditions regarding the discovery of human skeletal remains; avoidance measures; work stop and restart; and monitoring.	**City of Oakland, Bureau of Planning; Alameda County Coroner:** • As needed, review and approve plans to address human skeletal remains, including plans for avoidance or other treatment.	

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

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.4 Cultural Resources (cont.)					
Impact CUL-5 (cont.)	arrangements are made. In the event that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of section 7050.5 of the California Health and Safety Code. If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance, and avoidance measures (if applicable) shall be completed expeditiously and at the expense of the project applicant.			**City of Oakland, Bureau of Planning** • Contact the NAHC, pursuant to the California Health and Safety Code if Native American remains are discovered and to determine feasibility of avoidance. • Verify all other conditions in the SCA are implemented.	
Impact CUL 6: The Project, in combination with other past, present, existing, approved, pending and reasonably foreseeable future projects, would not result in a significant impact to historic or cultural resources. (Potentially Significant)	**SCA CUL-1:** Archaeological and Paleontological Resources – Discovery During Construction *(See under Impact CUL-3)* **SCA CUL-2:** Archaeologically Sensitive Areas – Pre-Construction Measures. *(See under Impact CUL-3)* **SCA CUL-3:** Human Remains – Discovery During Construction. *(See under Impact CUL-5)* **New Mitigation Measure CUL-1.1:** HABS Documentation (see above) **New Mitigation Measure CUL-1.2:** Baseline Building Conditions Study (Structural) (see above) **New Mitigation Measure CUL-1.3:** Relocation Travel Route (see above) **New Mitigation Measure CUL-1.4:** Building Features Inventory and Plan (see above) **New Mitigation Measures CUL-1.5:** Specific Relocation/Rehabilitation Measures (see above)				

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

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.5 Geology and Soils					
Impact GEO-1: The Project could expose people or structures to substantial risk of loss, injury, or death involving strong seismic ground shaking. (Criterion a.2) (Less than Significant with SCAs)	**SCA GEO-1:** Soils Report (#34). *Prior to approval of construction-related permit.* The project applicant shall submit a soils report prepared by a registered geotechnical engineer for City review and approval. The soils report shall contain, at a minimum, field test results and observations regarding the nature, distribution and strength of existing soils, and recommendations for appropriate grading practices and project design. The project applicant shall implement the recommendations contained in the approved report during project design and construction.	**Submit Soils Report:** • Prior to approval of any subdivision improvement-related permit. • Prior to the approval of any building permit. **Conduct Work Pursuant to Approved Report:** • During Project design and construction.	**Master Developer and Each FDP Project Applicant:** • Submit a soils report prepared by a registered design professional. • Incorporate recommendations from the approved soils report into the project design and implement the recommendations.	**City of Oakland, Bureau of Planning; Engineering Services; Bureau of Building:** • Review and approve soils report and confirm recommendations are incorporated into the project design and construction.	
	SCA GEO-2: Seismic Hazards Zone (Landslide/Liquefaction) (#36). *Prior to approval of construction-related permit.* The project applicant shall submit a site-specific geotechnical report, consistent with California Geological Survey Special Publication 117 (as amended), prepared by a registered geotechnical engineer for City review and approval containing at a minimum a description of the geological and geotechnical conditions at the site, an evaluation of site-specific seismic hazards based on geological and geotechnical conditions, and recommended measures to reduce potential impacts related to liquefaction and/or slope stability hazards. The project applicant shall implement the recommendations contained in the approved report during project design and construction.	**Submit Site-Specific Geotechnical Report:** • Prior to approval of any construction-related permit. **Conduct Work Pursuant to Approved Report:** • During Project design and construction.	**Master Developer and Each FDP Project Applicant:** • Submit a site-specific geologic report prepared by a registered geologist. • Incorporate recommendations from the approved geologic report into the project design and implement the recommendations.	**City of Oakland, Bureau of Planning; Bureau of Building:** • Review and approve geologic report and confirm recommendations are incorporated into the project design and construction. • Verify all other conditions in the SCA are implemented.	
	SCA Implementation Measure GEO-2.1: To further implement SCA GEO-2, the Project applicant shall implement the following measures, as applicable, based on the site-specific geotechnical report to be developed pursuant to SCA GEO-2: The contact between the Jurassic Volcanics and the Knoxville Formation should be further examined during grading for the Project to determine if supplemental corrective grading measures are needed to address potential engineering issues, such as weak sheared material or a groundwater barrier. If the determination is affirmative, the Project applicant shall identify and implement required additional corrective grading measures.	**Implementation:** • Ongoing, throughout grading activities.	**Master Developer and Each FDP Project Applicant:** • Conduct examinations to determine if supplemental corrective grading measures are needed. • Implement any supplemental corrective grading measures, if any are identified.	**City of Oakland, Bureau of Planning; Bureau of Building – Zoning Inspections:** • Review and approve of supplemental corrective grading measures, as needed. • Verify all other conditions in the SCA are implemented.	

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Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.5 Geology and Soils (cont.)					
Impact GEO-2: The Project could expose people or structures to substantial risk of loss, injury, or death involving seismic-related ground failure, including liquefaction, lateral spreading, subsidence or collapse. (Criterion a.3) (Less than Significant with SCAs)	**SCA GEO-1:** Soils Report. *(See under Impact GEO-1)* **SCA GEO-2:** Seismic Hazards Zone (Landslide/Liquefaction). *(See under Impact GEO-1)*				
	SCA Implementation Measure GEO-2.2: To further implement SCA GEO-2, the Project applicant shall implement these following corrective measures to repair existing unstable site conditions, as applicable, based on the site-specific geotechnical report to be developed pursuant to SCA GEO-2: *Liquefaction* - To address potential effects of liquefaction, the project could implement any one or more of the following, as necessary: • Avoid development within 50 feet of the potential liquefaction zone, as designated by the State seismic hazard zones map; • Conduct in-situ treatment, such as dynamic compaction; • Perform remedial grading measures, such as removal and replacement of a portion or all of the potentially liquefiable soil with engineered fill; and • Ensure placement of a compacted fill cap over the potential liquefaction zones, potentially with use of geogrid reinforced fill. • Employ foundation design measures, such as deep foundations that extend through the potential liquefaction zone. *Lateral Spreading* – To address potential effects of lurching and lateral spreading, the project could include any one or more of the following, as necessary: • Ensure that, if a setback of improvements from creek banks is used to reduce the susceptibility to lurching and lateral spreading in areas identified along Rifle Range Creek, improvements should be set back outside an upward 4:1 (horizontal:vertical) projection from the toe of the creek bank;	**Implementation:** • Ongoing, during all grading or earthwork activities.	**Master Developer and Each FDP Project Applicant:** • Implement corrective site stabilization measures per the SCA, as applicable.	**City of Oakland, Bureau of Planning; Bureau of Building:** • Review and approve plans incorporating corrective site stabilization measures based on the site-specific geologic report (see SCA GEO-2), as needed. • Verify all other measures are implemented.	

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Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.5 Geology and Soils (cont.)					
Impact GEO-2 (cont.)	• Key and bench where fills are placed on sloping ground; and • Use drilled pier foundation systems designed to accommodate expected lateral loads for structures situated on slopes, as determined on case-by-case basis.				
	SCA GEO-4: Oakland Area Geologic Hazard Abatement District – GHAD (#37). *Ongoing as specified in the condition.* Prior to approval of the final map or issuance of a building permit (whichever occurs first), the project applicant shall provide to the City 1) all required resolutions from the GHAD and City Council showing that the project property has been annexed into the GHAD, and 2) a statement from the GHAD Manager stating that an adequate funding mechanism is in place to fund the GHAD operations for the annexed property. To begin the annexation process, the project applicant shall submit a petition for annexation to the GHAD Manager which shall include but is not limited to a proposed Plan of Control as defined in Public Resource Code Section 26509, specifying all anticipated operations and maintenance responsibilities of the GHAD for the annexed property. The project applicant will be required to pay to the GHAD costs and fees associated with the annexation request, which includes the preparation and review of all necessary documents and resolutions by the GHAD Manager and/or GHAD Attorney. The GHAD Manager may require the project applicant to provide initial funding to allow the GHAD to operate with respect to the annexed property during the time a secure and stable financing source is obtained to ultimately fund the long term operations of the GHAD for the annexed property. If a real property assessment is proposed as a financing mechanism, the project applicant shall prepare an engineer's report identifying the projected costs and budget for GHAD operations for the annexed property and comply with all assessment voting requirements and other requirements in Proposition 218. If annexation is not approved by the GHAD and/or City Council, the project applicant shall demonstrate to the City's satisfaction that 1) another entity will and has	**SITEWIDE MASTER PLAN** **Submit GHAD Resolutions and Funding:** • Prior to approval of the final map or issuance of a building permit (whichever occurs first)	**Master Developer:** • Establish an Oakland Area GHAD, per the conditions, processes, payments and reporting.	**City of Oakland, Bureau of Planning; Public Works Director/City Engineer:** • Review relevant engineering report/documentation as needed (Public Works Director/City Engineer) • Confirm submittal of the petition for annexation to the GHAD Manager per the SCA. • Confirm and review resolutions from the GHAD and City Council showing that the project property has been annexed into the GHAD, along with a statement that an adequate funding mechanism is in place to fund the GHAD operations for the annexed property. • Verify that the action has taken place in accordance with the SCA, and approve if found acceptable.	

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

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

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

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.5 Geology and Soils (cont.)					
Impact GEO-3: The Project could expose people or structures to substantial risk of loss, injury, or death involving landslides. (Criterion a.4) (Less than Significant with SCAs)	**SCA GEO-1:** Soils Report. *(See under Impact GEO-1)* **SCA GEO-2:** Seismic Hazards Zone (Landslide/Liquefaction). *(See under Impact GEO-1)*				
	SCA Implementation Measures GEO-2.3: To further implement SCA GEO-2, the Project applicant shall implement these following corrective measures to repair existing unstable site conditions, as applicable, based on the site-specific geotechnical report to be developed pursuant to SCA GEO-2: a) Removal of existing fill, colluvium and slide debris to expose rock (in specific upland areas of the site); b) Removal of existing fill and compressible soil to expose stiff native material (generally throughout the central area of the site); and c) Reconstruct specific slopes with select granular fills and/or geogrid reinforced fill, based on final design slope stability analysis (focusing on creek bank slopes and upland fill slopes). *Seismically-Induced Landslides* – To address potential effects of seismically-induced landslides, the project shall: d) Ensure properly engineered cut and fill slopes, stabilization of landslides, and/or creation of sufficient buffers between identified landslide areas and development areas, as determined on case-by-case basis. *Landslides and Slope Instability* **–** To address potential effects of landslides and slope instability, the project shall (in addition to implementation of Mitigation Measure GEO-3 regarding slope stability): e) Where development encroaches into the mapped landslide areas, conduct remedial grading as determined on case-by-case basis; f) Minimize potential for adverse impacts from soil creep by benching through surficial soils during fill placement and by design of drill pier foundation systems to accommodate lateral loads from soil creep, as determined on case-by-case basis;	**Implementation:** • Ongoing, during all grading or earthwork activities.	**Master Developer and Each FDP Project Applicant:** • Implement corrective site stabilization measures per the SCA, based on the site-specific geotechnical report SCA GEO-2), as applicable.	**City of Oakland, Oakland Department of Transportation Engineering Services Unit (for subdivision improvements; Bureau of Building (for single lot developments):** • Review and approve plans incorporating corrective site stabilization measures based on the site-specific geotechnical report (see SCA GEO-2), as needed. • Verify all other measures are implemented.	

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

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.5 Geology and Soils (cont.)					
Impact GEO-3 (cont.)	g) Limit graded slopes for the project to within the following preliminary criteria although findings of further design-level geotechnical exploration and use of specific treatments (such as geogrid reinforced fill slopes and use of higher strength fill material based on laboratory testing) may support fill slopes that exceed these preliminary criteria: h) Remove existing fills located within the development area and replace them with engineered fill; existing fill materials that are free of deleterious debris may be placed onsite as engineered fill; i) Use of heavy duty or larger-track mounted excavators or removal of bedrock to the depth of planned utilities (and replacement with engineered fill) may be required for trenching in localized areas of deeper bedrock cuts that may generate oversized material (i.e. rocks larger than one foot in diameter); and j) In the eastern hilltop area of the site, larger-track mounted excavators may be needed to excavate rock at depths of 10 feet or more below original grade, and overexcavation during mass grading of street sections in areas of deeper cuts to depths below the level of proposed utilities may be appropriate.				
	SCA GEO-4: Oakland Area Geologic Hazard Abatement District **–** GHAD *(See under Impact GEO-2)*				
Impact GEO-4: The Project could result in substantial soil erosion or loss of topsoil, creating substantial risks to life, property, or creeks/waterways. (Criterion b) (Less than Significant with SCAs)	**SCA GEO-3: Construction-Related Permit(s).** *Prior to approval of construction-related permit.* (#33). The project applicant shall obtain all required construction-related permits/approvals from the City. The project shall comply with all standards, requirements and conditions contained in construction-related codes, including but not limited to the Oakland Building Code and the Oakland Grading Regulations, to ensure structural integrity and safe construction.	**Implementation:** • Prior to approval of any construction-related permit.	**Master Developer and Each FDP Project Applicant:** • Obtain all required construction-related permits/approvals from the City.	**City of Oakland, Bureau of Planning; Bureau of Building – Zoning Inspections:** • Confirm all required construction-related permits are obtained.	

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

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.5 Geology and Soils (cont.)					
Impact GEO-5: The Project could occur on expansive soils, creating substantial risks to life and property. (Criterion c) (Less than Significant with SCAs)	**SCA GEO-1:** Soils Report. *(See under Impact GEO-1)*				
Impact GEO-6: The Project could be located above a well, pit, swamp, mound, tank vault, unmarked sewer line, a landfill for which there is no approved closure and post-closure plan, or unknown fill soils, creating substantial risks to life or property. (Criteria d and e) (Potentially Significant)	**New Mitigation Measure GEO-3:** If during construction activities previously unidentified conditions such as wells, pits, swamps, mounds, tank vaults, unmarked sewer lines, suspected landfill areas, or unknown fill soils are encountered, construction in the immediate area shall cease until the City of Oakland Fire Department Hazardous Materials Unit or other applicable oversight agency has been notified. If there is any indication that the condition includes hazardous materials or waste or otherwise creates a substantial risk to life or property, then the lead agency shall direct any appropriate remediation measures, consistent with any and all applicable laws and regulations. Construction can resume at the discretion of the oversight agency.	**Implementation:** • Ongoing, throughout all construction activities.	**Master Developer and Each FDP Project Applicant:** • Stop construction if previously unidentified conditions are discovered. • Comply with all standards, requirements and conditions contained in construction-related codes.	**City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Bureau of Building – Zoning Inspections (for single lot developments); Oakland Fire Department (Hazardous Materials):** • Confirm conditions have been addressed, and approve restart of construction activities.	
Impact GEO-7: The Project would not have a considerable contribution to cumulative impacts related to geology and soils, considering the combined effect of the Project and past, present, approved, pending, and reasonably foreseeable future projects in the area and citywide. (Potentially Significant)	**SCA GEO-1:** Soils Report. *(See under Impact GEO-1)* **SCA GEO-2:** Seismic Hazards Zone (Landslide/Liquefaction). *(See under Impact GEO-1)* **SCA Implementation Measure GEO-2.1** *(to further implement SCA GEO-2)* (see above) **SCA Implementation Measure GEO-2.2** *(to further implement SCA GEO-2)* (see above) **SCA Implementation Measure GEO-2.3** *(to further implement SCA GEO-2)* (see above) **SCA GEO-3:** Construction-Related Permit(s). *(See under Impact GEO-4)* **SCA GEO-4:** Oakland Area Geologic Hazard Abatement District (GHAD). *(See under Impact GEO-2)*				

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

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.5 Geology and Soils (cont.)					
Impact GEO-7 (cont.)	**New Mitigation Measure GEO-3** (see above) **SCA BIO-3:** Creek Protection Plan *(See under Impact BIO-2)*				
4.6 Greenhouse Gas Emissions and Climate Change					
Impact GHG-1: The proposed Project would produce greenhouse gas emissions that exceed both 1,100 metric tons of CO_2e per year and 4.6 metric tons of CO_2e per service population annually in Phase 1 only. (Criterion a) (Less than Significant with SCAs).	**SCA AIR-1:** Construction related Air Pollutant Controls (Dust and Equipment Emissions) *(See under Impact AIR-1)*				
	SCA GHG-1: Greenhouse Gas (GHG) Reduction Plan (#38). *The Project sponsor has prepared a Greenhouse Gas Reduction Plan for the Project that is capable of increasing energy efficiency and reducing GHG emissions to below 4.6 metric tons of CO2e per year per service population, and is capable of reducing GHG emissions by 36 percent below the Project's 2005 "business-as-usual" baseline. Because the Project is to be constructed in phases, the GHG Reduction Plan provides GHG emission scenarios by phase. The GHG Reduction Plan includes measures as recommended in BAAQMD's latest CEQA Air Quality Guidelines; the California Air Resources Board Scoping Plan; the California Air Pollution Control Officers Association Quantifying Greenhouse Gas Mitigation Measures; the California Attorney General's website; and Reference Guides on Leadership in Energy and Environmental Design (LEED) published by the U.S. Green Building Council. These measures include physical design features, operational features and payment of fees to fund GHG-reducing programs.* a. ***Greenhouse Gas (GHG) Reduction Plan.*** Requirement. The project applicant shall retain a qualified air quality consultant to develop a Greenhouse Gas (GHG) Reduction Plan for City review and approval and shall implement the approved GHG Reduction Plan. The goal of the GHG Reduction Plan shall be to increase energy efficiency and reduce GHG emissions to below at least one of the Bay Area Quality Management District's (BAAQMD's) CEQA Thresholds	**SITEWIDE MASTER PLAN** **Submit GHG Reduction Plan:** • Prior to approval of a construction-related permit. **Submit Annual Monitoring / Reports and Corrective Action Plans:** • Generally, starting two years after the City issues the first certificate of occupancy for the project, then ongoing for a period of at least 40 years. **SITEWIDE MASTER PLAN and FDP PROJECTS** **Conduct Work Per Approved Plan:** • Ongoing, throughout all construction activities and project operations.	**Master Developer:** • Prepare and submit a GHG Reduction Plan, prepared by a qualified air quality consultant. • Conduct ongoing monitoring and reporting of implemented GHG reduction measures. **Master Developer and Each FDP Project Applicant:** • Implement GHG Reduction Plan.	**City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Bureau of Building – Zoning Inspections (for single lot developments):** • Review and approve GHG Reduction Plan. • Review Annual Report and, if needed, a Corrective GHG Action Plan. • Verify all applicable conditions in the SCA are implemented.	*Draft GHG Reduction Plan* submitted to City (as appendix to the SEIR), dated December 2016.

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

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.6 Greenhouse Gas Emissions and Climate Change (cont.)					
Impact GHG-1 (cont.)	of Significance (1,100 metric tons of CO_2e per year or 4.6 metric tons of CO_2e per year per service population) AND to reduce GHG emissions by 36 percent below the project's 2005 "business-as-usual" baseline GHG emissions (as explained below) to help implement the City's Energy and Climate Action Plan (adopted in 2012) which calls for reducing GHG emissions by 36 percent below 2005 levels. The GHG Reduction Plan shall include, at a minimum, (a) a detailed GHG emissions inventory for the project under a "business-as-usual" scenario with no consideration of project design features, or other energy efficiencies, (b) an "adjusted" baseline GHG emissions inventory for the project, taking into consideration energy efficiencies included as part of the project (including the City's Standard Conditions of Approval, proposed mitigation measures, project design features, and other City requirements) and additional GHG reduction measures available to further reduce GHG emissions, and (c) requirements for ongoing monitoring and reporting to demonstrate that the additional GHG reduction measures are being implemented. If the project is to be constructed in phases, the GHG Reduction Plan shall provide GHG emission scenarios by phase. Potential GHG reduction measures to be considered include, but are not be limited to, measures recommended in BAAQMD's latest CEQA Air Quality Guidelines, the California Air Resources Board Scoping Plan (December 2008, as may be revised), the California Air Pollution Control Officers Association (CAPCOA) Quantifying Greenhouse Gas Mitigation Measures (August 2010, as may be revised), the California Attorney General's website, and Reference Guides on Leadership in Energy and Environmental Design (LEED) published by the U.S. Green Building Council. The types of allowable GHG reduction measures include the following (listed in order of City preference): (1) physical design features; (2) operational features; and (3) the payment of fees to fund GHG-reducing programs (i.e., the purchase of "carbon credits") as explained below.				

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Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.6 Greenhouse Gas Emissions and Climate Change (cont.)					
Impact GHG-1 (cont.)	The allowable locations of the GHG reduction measures include the following (listed in order of City preference): (1) the project site; (2) off-site within the City of Oakland; (3) off-site within the San Francisco Bay Area Air Basin; (4) off-site within the State of California; then (5) elsewhere in the United States. As with preferred locations for the implementation of all GHG reductions measures, the preference for carbon credit purchases include those that can be achieved as follows (listed in order of City preference): (1) within the City of Oakland; (2) within the San Francisco Bay Area Air Basin; (3) within the State of California; then (4) elsewhere in the United States. The cost of carbon credit purchases shall be based on current market value at the time purchased and shall be based on the project's operational emissions estimated in the GHG Reduction Plan or subsequent approved emissions inventory, which may result in emissions that are higher or lower than those estimated in the GHG Reduction Plan. For physical GHG reduction measures to be incorporated into the design of the project, the measures shall be included on the drawings submitted for construction-related permits. b. ***GHG Reduction Plan Implementation During Construction.*** Requirement. The project applicant shall implement the GHG Reduction Plan during construction of the project. For physical GHG reduction measures to be incorporated into the design of the project, the measures shall be implemented during construction. For physical GHG reduction measures to be incorporated into off-site projects, the project applicant shall obtain all necessary permits/approvals and the measures shall be included on drawings and submitted to the City Planning Director or his/her designee for review and approval. These off-site improvements shall be installed prior to completion of the subject project (or prior to completion of the project phase for phased projects). For GHG reduction measures involving the purchase of carbon credits, evidence of the payment/purchase shall be				

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

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

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.6 Greenhouse Gas Emissions and Climate Change (cont.)					
Impact GHG-1 (cont.)	*Corrective Procedure*. If the third Annual Report, or any report thereafter, indicates that, in spite of the implementation of the GHG Reduction Plan, the project is not achieving the GHG reduction goal, the project applicant shall prepare a report for City review and approval, which proposes additional or revised GHG measures to better achieve the GHG emissions reduction goals, including without limitation, a discussion on the feasibility and effectiveness of the menu of other additional measures ("Corrective GHG Action Plan"). The project applicant shall then implement the approved Corrective GHG Action Plan. If, one year after the Corrective GHG Action Plan is implemented, the required GHG emissions reduction target is still not being achieved, or if the project applicant fails to submit a report at the times described above, or if the reports do not meet City requirements outlined above, the City may, in addition to its other remedies, (a) assess the project applicant a financial penalty based upon actual percentage reduction in GHG emissions as compared to the percent reduction in GHG emissions established in the GHG Reduction Plan; or (b) refer the matter to the City Planning Commission for scheduling of a compliance hearing to determine whether the project's approvals should be revoked, altered or additional conditions of approval imposed. The penalty as described in (a) above shall be determined by the City Planning Director or his/her designee and be commensurate with the percentage GHG emissions reduction not achieved (compared to the applicable numeric significance thresholds) or required percentage reduction from the "adjusted" baseline. In determining whether a financial penalty or other remedy is appropriate, the City shall not impose a penalty if the project applicant has made a good faith effort to comply with the GHG Reduction Plan. The City would only have the ability to impose a monetary penalty after a reasonable cure period and in accordance with the enforcement process outlined in Planning Code Chapter 17.152. If a financial penalty is imposed, such penalty sums shall be used by the City				

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Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.6 Greenhouse Gas Emissions and Climate Change (cont.)					
Impact GHG-1 (cont.)	solely toward the implementation of the GHG Reduction Plan. *Timeline Discretion and Summary*. The City shall have the discretion to reasonably modify the timing of reporting, with reasonable notice and opportunity to comment by the applicant, to coincide with other related monitoring and reporting required for the project.				
	SCA GHG-2: Green Building Requirements – Bay Friendly Landscape (#77). **[The SCA below applies to the projects listed below AND that are rated using the Bay Friendly Basic Landscape Checklists:** **Construction projects with over 25,000 sq. ft. of total floor area of new construction requiring a landscape plan.]** a. ***Compliance with Green Building Requirements During Plan-Check*** Requirement: The project applicant shall comply with the applicable requirements of the City of Oakland Green Building Ordinance (chapter 18.02 of the Oakland Municipal Code) for projects using the Bay Friendly Basic Landscape Checklist. i. The following information shall be submitted to the City for review and approval with the application for a building permit: • Completed copy of the final green building checklist approved during the review of the Planning and Zoning permit. • Copy of the Unreasonable Hardship Exemption, if granted, during the review of the Planning and Zoning permit. • Permit plans that show, in general notes, detailed design drawings, and specifications as necessary, compliance with the items listed in subsection (ii) below.	**Submit "Plan Check" Compliance Information:** • Prior to approval of first construction (building) permit. **Submit "During Construction" Compliance Information:** • Ongoing, throughout all construction activities. **Submit "After Construction" Compliance Information:** • Prior to the finaling the Building Permit.	**Master Developer and Each FDP Project Applicant:** • Submit information and plans to demonstrate compliance with the applicable requirements of the City of Oakland Green Building Ordinance and the Bay Friendly Basic Landscape.	**City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Bureau of Building – Zoning Inspections (for single lot developments):** • Review and approve GHG Reduction Plan. • Review and approve project plans and required information to confirm compliance with all Green Building requirements.	

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Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.6 Greenhouse Gas Emissions and Climate Change (cont.)					
Impact GHG-1 (cont.)	• Copy of the signed statement by the Green Building Certifier approved during the review of the Planning and Zoning permit that the project complied with the requirements of the Green Building Ordinance. • Signed statement by the Green Building Certifier that the project still complies with the requirements of the Green Building Ordinance, unless an Unreasonable Hardship Exemption was granted during the review of the Planning and Zoning permit. • Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance. ii. The set of plans in subsection (i) shall demonstrate compliance with the following: • All green building points identified on the checklist approved during review of the Planning and Zoning permit, unless a Request for Revision Plan-check application is submitted and approved by the Bureau of Planning that shows the previously approved points that will be eliminated or substituted. b. ***Compliance with Green Building Requirements During Construction*** Requirement: The project applicant shall comply with the applicable requirements of the Oakland Green Building Ordinance and the Bay Friendly Basic Landscape Checklist during construction of the project. The following information shall be submitted to the City for review and approval: i. Completed copies of the green building checklists approved during the review of the Planning and Zoning permit and during the review of the building ii. Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance.				

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Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.6 Greenhouse Gas Emissions and Climate Change (cont.)					
Impact GHG-1 (cont.)	c. ***Compliance with Green Building Requirements After Construction*** Requirement: The Green Building Certifier shall submit the appropriate documentation to City staff and attain the minimum required point level.				
	SCA GHG-3: Green Building Requirements (#77). *During construction.* d. ***Compliance with Green Building Requirements During Plan-Check*** Requirement: The project applicant shall comply with the requirements of the California Green Building Standards (CALGreen) mandatory measures and the applicable requirements of the City of Oakland Green Building Ordinance (chapter 18.02 of the Oakland Municipal Code). i. The following information shall be submitted to the City for review and approval with the application for a building permit: • Documentation showing compliance with Title 24 of the current version of the California Building Energy Efficiency Standards. • Completed copy of the final green building checklist approved during the review of the Planning and Zoning permit. • Copy of the Unreasonable Hardship Exemption, if granted, during the review of the Planning and Zoning permit. • Permit plans that show, in general notes, detailed design drawings, and specifications as necessary, compliance with the items listed in subsection (ii) below. • Copy of the signed statement by the Green Building Certifier approved during the review of the Planning and Zoning permit that the project complied with the requirements of the Green Building Ordinance.	**Submit "Plan Check" Compliance Information:** • Prior to approval of first construction (building) permit. **Submit "During Construction" Compliance Information:** • Ongoing, throughout all construction activities. **Submit "After Construction" Compliance Information:** • Prior to the finaling the Building Permit.	**Master Developer and Each FDP Project Applicant:** • Submit information and plans to demonstrate compliance with the applicable requirements of the City of Oakland Green Building Ordinance and the Bay Friendly Basic Landscape.	**City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Bureau of Building – Zoning Inspections (for single lot developments):** • Review and approve GHG Reduction Plan. • Review and approve project plans and required information to confirm compliance with all Green Building requirements.	

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Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.6 Greenhouse Gas Emissions and Climate Change (cont.)					
Impact GHG-1 (cont.)	• Signed statement by the Green Building Certifier that the project still complies with the requirements of the Green Building Ordinance, unless an Unreasonable Hardship Exemption was granted during the review of the Planning and Zoning permit. • Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance. ii. The set of plans in subsection (i) shall demonstrate compliance with the following: • CALGreen mandatory measures. • Green building point level/certification requirement, per the appropriate checklist approved during the Planning entitlement process. • All green building points identified on the checklist approved during review of the Planning and Zoning permit, unless a Request for Revision Plan-check application is submitted and approved by the Bureau of Planning that shows the previously approved points that will be eliminated or substituted. • The required green building point minimums in the appropriate credit categories. When Required: Prior to approval of construction-related permit Initial Approval: Bureau of Building Monitoring/Inspection: N/A e. ***Compliance with Green Building Requirements During Construction*** Requirement: The project applicant shall comply with the applicable requirements of CALGreen and the Oakland Green Building Ordinance during construction of the project.				

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

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.6 Greenhouse Gas Emissions and Climate Change (cont.)					
Impact GHG-1 (cont.)	The following information shall be submitted to the City for review and approval: i. Completed copies of the green building checklists approved during the review of the Planning and Zoning permit and during the review of the building permit. ii. Signed statement(s) by the Green Building Certifier during all relevant phases of construction that the project complies with the requirements of the Green Building Ordinance. iii. Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance. When Required: During construction Initial Approval: N/A Monitoring/Inspection: Bureau of Building f. ***Compliance with Green Building Requirements After Construction*** Requirement: Prior to the finaling the Building Permit, the Green Building Certifier shall submit the appropriate documentation to City staff and attain the minimum required point level. When Required: Prior to Final Approval Initial Approval: Bureau of Planning Monitoring/Inspection: Bureau of Building **SCA TRA-4:** Transportation and Parking Demand Management Program *(See under Section 4.13, Transportation and Traffic - Consistency with Adopted Policies, Plans or Programs Supporting Alternative Transportation)*				
	SCA UTIL-6: Water Efficient Landscapes (WELO) (*See under Impact UTIL-3)*				

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

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.6 Greenhouse Gas Emissions and Climate Change (cont.)					
Impact GHG-2: The proposed Project would not conflict with an applicable plan, policy or regulation of an appropriate regulatory agency adopted for the purpose of reducing greenhouse gas emissions (Criterion b). (Less than Significant with SCAs)	**SCA AIR-1:** Construction related Air Pollutant Controls (Dust and Equipment Emissions) *(See under Impact AIR-1)* **SCA TRA-4:** Transportation and Parking Demand Management Program *(See under Section 4.13, Transportation and Traffic - Consistency with Adopted Policies, Plans or Programs Supporting Alternative Transportation)* **SCA GHG-1:** Greenhouse Gas Reduction Plan (GGRP) *(See under Impact GHG-1)* **SCA GHG-2:** Green Building Requirements – Bay Friendly Landscape *(See under Impact GHG-1)* **SCA UTIL-6:** Water Efficient Landscapes (WELO) (*See under Impact UTIL-3)*				
4.7 Hazards and Hazardous Materials					
Impact HAZ-1: The Project would include the routine transport, use and disposal of hazardous materials during construction and operation, but would not create a significant hazard to the public or the environment. (Criterion a) (Less than Significant with SCAs)	**SCA HAZ-1:** Hazardous Materials Related to Construction (#39). *During construction.* The project applicant shall ensure that Best Management Practices (BMPs) are implemented by the contractor during construction to minimize potential negative effects on groundwater, soils, and human health. These shall include, at a minimum, the following: a. Follow manufacture's recommendations for use, storage, and disposal of chemical products used in construction; b. Avoid overtopping construction equipment fuel gas tanks; c. During routine maintenance of construction equipment, properly contain and remove grease and oils; d. Properly dispose of discarded containers of fuels and other chemicals; e. Implement lead-safe work practices and comply with all local, regional, state, and federal requirements concerning lead (for more information refer to the Alameda County Lead Poisoning Prevention Program); and	**Implementation:** • Ongoing, throughout all construction activities.	**Master Developer and Each FDP Project Applicant:** • Implement BMPs to minimize potential negative effects on groundwater, soils, and human health.	**Applicant:** • Ensure regular verification of implementation of construction BMPs. **City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Bureau of Building – Zoning Inspections (for single lot developments):** • Conduct periodic site visits to verify that construction BMPs are implemented.	

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

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.7 Hazards and Hazardous Materials (cont.)					
Impact HAZ-1 (cont.)	f. If soil, groundwater, or other environmental medium with suspected contamination is encountered unexpectedly during construction activities (e.g., identified by odor or visual staining, or if any underground storage tanks, abandoned drums or other hazardous materials or wastes are encountered), the project applicant shall cease work in the vicinity of the suspect material, the area shall be secured as necessary, and the applicant shall take all appropriate measures to protect human health and the environment. Appropriate measures shall include notifying the City and applicable regulatory agency(ies) and implementation of the actions described in the City's Standard Conditions of Approval, as necessary, to identify the nature and extent of contamination. Work shall not resume in the area(s) affected until the measures have been implemented under the oversight of the City or regulatory agency, as appropriate.				
	SCA HAZ-2: Site Contamination (#40). a. ***Environmental Site Assessment Required.*** *Prior to approval of construction-related permit*. The project applicant shall submit a Phase I Environmental Site Assessment report, and Phase II Environmental Site Assessment report if warranted by the Phase I report, for the project site for review and approval by the City. The report(s) shall be prepared by a qualified environmental assessment professional and include recommendations for remedial action, as appropriate, for hazardous materials. The project applicant shall implement the approved recommendations and submit to the City evidence of approval for any proposed remedial action and required clearances by the applicable local, state, or federal regulatory agency. b. ***Health and Safety Plan Required.*** *Prior to approval of construction-related permit*. The project applicant shall submit a Health and Safety Plan for the review and approval by the City in order to protect project construction workers from risks associated with hazardous materials. The project applicant shall implement the approved Plan.	**Submit Environmental Site Assessment and Health and Safety Plan:** • Prior to approval of any construction-related permit. **Conduct Work Per Approved Plans and BMPs:** • Ongoing, throughout all construction activities.	**Master Developer and/or Each FDP Project Applicant:** • Submit and implement a Phase I Environmental Site Assessment report, and Phase II Environmental Site Assessment report if warranted, for the project site, per condition (a). • Submit and implement a Health and Safety Plan, per condition (b). • Ensure BMPs to minimize potential soil and groundwater hazards are implemented, per condition (c).	**Applicant:** • Ensure regular verification of the implementation of construction BMPs. **City of Oakland, Bureau of Planning; Bureau of Building – Zoning Inspections; Oakland Fire Department - Hazardous Materials Division:** • Review and approve Environmental Site Assessment reports. • Review and approve the Health and Safety Plan. • Conduct periodic site visits to verify that construction BMPs are implemented.	

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

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.7 Hazards and Hazardous Materials (cont.)					
Impact HAZ-1 (cont.)	c. ***Best Management Practices (BMPs) Required for Contaminated Sites.*** *During construction*. The project applicant shall ensure that Best Management Practices (BMPs) are implemented by the contractor during construction to minimize potential soil and groundwater hazards. These shall include the following: i. Soil generated by construction activities shall be stockpiled on-site in a secure and safe manner. All contaminated soils determined to be hazardous or non-hazardous waste must be adequately profiled (sampled) prior to acceptable reuse or disposal at an appropriate off-site facility. Specific sampling and handling and transport procedures for reuse or disposal shall be in accordance with applicable local, state, and federal requirements. ii. Groundwater pumped from the subsurface shall be contained on-site in a secure and safe manner, prior to treatment and disposal, to ensure environmental and health issues are resolved pursuant to applicable laws and policies. Engineering controls shall be utilized, which include impermeable barriers to prohibit groundwater and vapor intrusion into the building.				
	SCA HAZ-3: Hazardous Materials Business Plan (#41). *Prior to final building permit*. The project applicant shall submit a Hazardous Materials Business Plan for review and approval by the City, and shall implement the approved Plan. The approved Plan shall be kept on file with the City and the project applicant shall update the Plan as applicable. The purpose of the Hazardous Materials Business Plan is to ensure that employees are adequately trained to handle hazardous materials and provides information to the Fire Department should emergency response be required. Hazardous materials shall be handled in accordance with all applicable local, state, and federal requirements. The Hazardous Materials Business Plan shall include the following: a. The types of hazardous materials or chemicals stored and/or used on-site, such as petroleum fuel products, lubricants, solvents, and cleaning fluids.	**Submit Hazardous Materials Business Plan:** • Prior to approval of final building permit. **Conduct Work Per Approved Plan:** • Ongoing, throughout all construction activities.	**Master Developer and Each FDP Project Applicant:** • Submit a Hazardous Materials Business Plan for review and approval by the City, and implement the approved Plan.	**City of Oakland, Bureau of Planning; Bureau of Building – Zoning Inspections; Oakland Fire Department - Hazardous Materials Division:** • Review and approve the Hazardous Materials Building Plan.	

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

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.7 Hazards and Hazardous Materials (cont.)					
Impact HAZ-1 (cont.)	b. The location of such hazardous materials. c. An emergency response plan including employee training information. A plan that describes the manner in which these materials are handled, transported, and disposed.				
	SCA HAZ-4: Fire Safety Phasing Plan (#42). *Prior to approval of construction-related permit.* The project applicant shall submit a Fire Safety Phasing Plan for City review and approval, and shall implement the approved Plan. The Fire Safety Phasing Plan shall include all of the fire safety features incorporated into each phase of the project and the schedule for implementation of the features.	**Submit Fire Safety Phasing Plan:** • Prior to approval of any construction-related permit. **Conduct Work Per Approved Plan:** • Ongoing, throughout all construction activities.	**Master Developer and Each FDP Project Applicant:** • Submit and implement a Fire Safety Phasing Plan.	**City of Oakland, Bureau of Planning; Bureau of Building – Zoning Inspections; Oakland Fire Department - Hazardous Materials Division:** • Review and approve the Fire Safety Plan.	
	SCA HAZ-6: Asbestos in Structures (#23). *Prior to approval of construction-related permit.* The project applicant shall comply with all applicable laws and regulations regarding demolition and renovation of Asbestos Containing Materials (ACM), including but not limited to California Code of Regulations, Title 8; California Business and Professions Code, Division 3; California Health and Safety Code sections 25915-25919.7; and Bay Area Air Quality Management District, Regulation 11, Rule 2, as may be amended. Evidence of compliance shall be submitted to the City upon request.	**Implementation:** Ongoing, throughout all demolition activities for structures that may contain ACM.	**Master Developer and Each FDP Project Applicant:** Implement according to applicable regulatory agency with jurisdiction.	**City of Oakland, Bureau of Planning:** • If structures that may contain ACM are planned for demolition, City will request evidence of compliance as needed.	
Impact HAZ-2: The Project would not create a significant hazard to the public or environment through an upset or accident involving the release of hazardous materials. (Criterion b) (Less than Significant with SCAs)	**SCA HAZ-1:** Hazardous Materials Related to Construction *(See under Impact HAZ-1)* **SCA HYD-2:** State Construction General Permit *(See under Impact HYD-1)* **SCA HAZ-4:** Fire Safety Phasing Plan *(See under Impact HAZ-1)*				

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

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.7 Hazards and Hazardous Materials (cont.)					
Impact HAZ-3: The Project would not result in the new storage or use of acutely hazardous materials near sensitive receptors, and would not as a result create a significant hazard to the public. (Criterion c) (Less than Significant with SCAs)	**SCA HAZ-1:** Hazardous Materials Related to Construction *(See under Impact HAZ-1)* **SCA HAZ-3:** Hazardous Materials Business Plan *(See under Impact HAZ-1)*				
Impact HAZ-4: The Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. (Criterion d) (Less than Significant with SCAs)	**SCA HAZ-1:** Hazardous Materials Related to Construction *(See under Impact HAZ-1)* **SCA HAZ-2:** Site Contamination *(See under Impact HAZ-1)* **SCA HAZ-3:** Hazardous Materials Business Plan *(See under Impact HAZ-1)*				
Impact HAZ-5: The Project would be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and could, but would not, result in a safety hazard to the public or environment. (Criterion e) (Less than Significant with SCAs)	**SCA HAZ-1:** Hazardous Materials Related to Construction *(See under Impact HAZ-1)* **SCA HAZ-2:** Site Contamination *(See under Impact HAZ-1)*				
	SCA Implementation Measure HAZ-2.1: To further implement SCA HAZ-4, the project sponsor shall submit the results of any CLRRA site assessment work required by DTSC. The Fire Prevention Bureau's Hazardous Materials Division shall review and provide a determination on the completeness of the reports for the City's purposes.	**Submit CLRRA Site Assessment:** • Prior to issuance of any construction-related permit.	**Master Developer:** • Submit the results of any CLRRA site assessment work required by DTSC.	**City of Oakland, Bureau of Planning; Bureau of Building – Zoning Inspections; Oakland Fire Department - Hazardous Materials Division:** • Review and determine completeness of the CLRRA site assessment reports.	

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

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.7 Hazards and Hazardous Materials (cont.)					
Impact HAZ-5 (cont.)	**SCA Implementation Measure HAZ-2.2:** To further implement SCA HAZ-2, if DTSC determines that remediation pursuant to a CLRRA response plan is required, the project sponsor must: a) Submit documentation confirming that any remaining environmental assessment and remediation required by DTSC will be performed under the oversight of DTSC or other regulatory agencies, and will be conducted by qualified professionals with experience in soil and groundwater contamination remediation. b) The project sponsor shall submit a Soil Management Plan that has been reviewed and approved by DTSC or other appropriate regulatory agency. That plan shall outline required procedures for handling and disposing impacted soil. All disposal and transportation of contaminated soil shall be done in accordance with applicable state and federal laws and regulations. All contaminated soil determined to be hazardous or non-hazardous waste must be adequately profiled for acceptable disposal before it can be removed from the site. The project sponsor shall ensure that impacted soil is handled in accordance with the approved Soil Management Plan. c) If groundwater contamination is discovered at level in excess of applicable regulatory thresholds used by DTSC or other appropriate regulatory agency, ensure that groundwater pumped from the subsurface shall be contained onsite prior to treatment and disposal to ensure environmental and, if any, health issues are resolved pursuant to oversight agencies. d) If soil vapor contamination is discovered at levels that DTSC determines require remediation, and the source of the vapor is not removed pursuant to DTSC supervision, engineering controls shall be utilized, which include impermeable barriers to mitigate vapor intrusion into the building. e) The project sponsor shall provide written verification that the appropriate State, Federal or County authorities, including but not limited to DTSC and the Alameda County Public Health Department, have granted all required clearances and confirmed that all	**Submit Pre-Work Verification Reports per measures (a), (b) and (f).** • Prior to issuance of demolition or grading permits. **Submit Post-work Verification Reports per measures (e) and (g).** • Prior to issuance of any demolition permits for buildings containing lead-based paint.	**Master Developer:** • Submit confirmation that qualified preparer and DTSC oversight of site assessment/remediation work, if applicable (a); a Soil Management Plan (b); compliance with the City of Oakland Hazardous Material Assessment and Reporting Program (f). • Submit written verification of remediation compliance (e); and safe handling and disposal of lead-based paint d, if found, (g).	**City of Oakland, Bureau of Planning; Bureau of Building – Zoning Inspections; Oakland Fire Department, Office of Emergency Services:** • Review and accept verification reports specified in the SCA	

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Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.7 Hazards and Hazardous Materials (cont.)					
Impact HAZ-5 (cont.)	applicable standards, regulations, and conditions are in compliance, for all existing contamination at the site. f) The project sponsor shall provide evidence from the City's Fire Department, Office of Emergency Services, indicating compliance with the City of Oakland Hazardous Material Assessment and Reporting Program, pursuant to City Ordinance No. 12323. g) Prior to issuance of any demolition permits for buildings containing lead-based paint, the project sponsor shall demonstrate to the satisfaction of the Office of Fire Department, Office of Emergency Services, that the site has been investigated for the presence of lead will be handled and disposed of safely conduct during demolition.				
	SCA Implementation Measure HAZ-2.3: To further implement SCA HAZ-2, pursuant to the Soils Management Plan required in SCA Implementation Measure HAZ-2.2b, the contractor shall cease any earthwork activities upon discovery of any suspect soils (e.g., petroleum odor and/or discoloration) during construction. The contractor shall notify DTSC and retain a qualified environmental firm to collect soil samples to confirm the level of contamination that may be present. If contamination is found to be present, any further proposed groundbreaking activities within areas of identified or suspected contamination shall be conducted according to a site specific health and safety plan, prepared by a licensed professional. The contractor shall follow all procedural direction given by DTSC to ensure that suspect soils are isolated, protected from runoff, and disposed of in accordance with transportation laws and the requirements of the licensed receiving facility.	**Implementation:** • Ongoing, throughout all construction activities.	**Master Developer and Each FDP Project Applicant:** • Cease work upon discovery of suspect soils and comply with DTSC procedural direction.	**City of Oakland, Bureau of Planning; Bureau of Building – Zoning Inspections; Oakland Fire Department - Hazardous Materials Division:** • Verify all applicable measures are implemented.	
	SCA Implementation Measure HAZ-2.4: To further implement SCA HAZ-2, if the assessment required by DTSC under CLRRA finds presence of lead-based paint at levels not suitable for residential use in proposed residential areas or for commercial use in other areas, the project sponsor shall develop and implement a lead-based paint response plan under CLRRA. The plan shall: a) Develop a removal specification approved by a Certified Lead Project Designer.	**Submit Plan:** • Prior to approval of any construction-related permit, if applicable. **Implement Plan:** • Ongoing, throughout all construction activities.	**Master Developer and Each FDP Project Applicant:** • Submit and implement a lead-based paint response plan under CLRRA, if applicable.	**City of Oakland, Bureau of Planning; Bureau of Building – Zoning Inspections; Oakland Fire Department - Hazardous Materials Division:** • Review and approve lead-based paint response plan	

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Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.7 Hazards and Hazardous Materials (cont.)					
Impact HAZ-5 (cont.)	b) Ensure that all removal workers are properly trained. c) Contain all work areas to prohibit off-site migration of paint chip debris. d) Remove all peeling and stratified lead-based paint from the Club Knoll building and any other existing non-building surfaces to the degree necessary to safely and properly complete relocation or demolition activities according to recommendations of the survey. The relocation contractor shall be responsible for the proper containment and disposal of intact lead-based paint on all equipment to be cut and/or removed during relocation or demolition. e) Provide on-site personnel and area air monitoring during all removal activities to ensure that workers and the environment are adequately protected by the control measures used. f) Clean up and/or vacuum paint chips with a high efficiency particulate air (HEPA) filter. g) Collect, segregate, and profile waste for disposal determination. h) Properly dispose of all waste.			• Review and approve report on results of lead-based paint response • Verify all applicable measures are implemented.	
Impact HAZ-8: The Project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. (Criterion j) (Less than Significant with SCA)	**SCA HAZ-4:** Fire Safety Phasing Plan *(See under Impact HAZ-1)*				
	SCA HAZ-5 (Wildfire Prevention Area – Vegetation Management) (#43). a. ***Vegetation Management Plan Required.*** *Prior to approval of construction-related permit*. The project applicant shall submit a Vegetation Management Plan for City review and approval, and shall implement the approved Plan prior to, during, and after construction of the project. The Vegetation Management Plan may be combined with the Landscape Plan otherwise required by the Conditions of Approval. The Vegetation Management Plan shall include, at a minimum, the following measures: i. Removal of dead vegetation overhanging roof and chimney areas;	**Submit Plan:** • Prior to approval of any construction-related permit, if applicable. **Implement Plan:** • Ongoing, throughout all construction activities and project operations.	**Master Developer:** • Submit and implement Vegetation Management Plan, which can be part of the Landscape Plan (SCA AES-2).	**City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Bureau of Building – Zoning Inspections (for single lot developments); Oakland Fire Department:** • Review and approve Vegetation Management Plan.	

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Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.7 Hazards and Hazardous Materials (cont.)					
Impact HAZ-8 (cont.)	ii. Removal of leaves and needles from roofs; iii. Planting and placement of fire-resistant plants around the house and phasing out flammable vegetation; iv. Trimming back vegetation around windows; v. Removal of flammable vegetation on hillside slopes greater than 20%; vi. Pruning the lower branches of tall trees; vii. Clearing out ground-level brush and debris; and viii. Stacking woodpiles away from structures.			• Verify all applicable conditions are implemented.	
	SCA Implementation Measure HAZ-4.1: To further implement SCA HAZ-4: Fire Safety: The project sponsor and construction contractor shall ensure that during Project construction, all construction vehicles and equipment will be fitted with spark arrestors to minimize accidental ignition of dry construction debris and surrounding dry vegetation.	**Implementation:** • Ongoing, throughout all construction activities and project operations.	**Master Developer and Each FDP Project Applicant:** • Ensure spark arrestors are fitted on all construction vehicles and equipment.	**City of Oakland, Bureau of Planning; Bureau of Building – Zoning Inspections; Oakland Fire Department:** • Verify all applicable measures are implemented.	
Impact HAZ-9: The Project would not have a considerable contribution to any cumulative impacts related to hazards and hazardous materials, considering the combined effect of the Project, and past, present, approved, pending, and reasonably foreseeable future projects in the area and citywide. (Less than Significant with SCAs)	**SCA HAZ-1:** Hazardous Materials Related to Construction *(See under Impact HAZ-1)* **SCA HAZ-2:** Site Contamination *(See under Impact HAZ-1)* **SCA Implementation Measure HAZ-2.1** *(to further implement SCA HAZ-2)* (see above) **SCA Implementation Measure HAZ-2.2** *(to further implement SCA HAZ-2)* (see above) **SCA Implementation Measure HAZ-2.3** *(to further implement SCA HAZ-2)* (see above) **SCA Implementation Measure HAZ-2.4** *(to further implement SCA HAZ-2)* (see above) **SCA HYD-2:** State Construction General Permit *(See under Impact HYD-1)*				

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Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.7 Hazards and Hazardous Materials (cont.)					
Impact HAZ-9 (cont.)	**SCA HAZ-3:** Hazardous Materials Business Plan *(See under Impact HAZ-1)* **SCA HAZ-4:** Fire Safety Phasing Plan *(See under Impact HAZ-1)* **SCA Implementation Measure HAZ-4.1** *(to further implement SCA HAZ-4)* (see above) **SCA HAZ-5:** Wildfire Prevention Area – Vegetation Management *(See under Impact HAZ-8)*				
4.8 Hydrology and Water Quality					
Impact HYD-1: Runoff from the proposed Project would be different from existing conditions; however, the Project would not violate any water quality standards or waste discharge requirements. (Criteria a and g) (Less than Significant with SCAs)	**SCA HYD-1:** Erosion and Sedimentation Control Plan for Construction (#45). a) *Erosion and Sedimentation Control Plan Required.* The project applicant shall submit an Erosion and Sedimentation Control Plan to the City for review and approval. The Erosion and Sedimentation Control Plan shall include all necessary measures to be taken to prevent excessive stormwater runoff or carrying by stormwater runoff of solid materials on to lands of adjacent property owners, public streets, or to creeks as a result of conditions created by grading and/or construction operations. The Plan shall include, but not be limited to, such measures as short-term erosion control planting, waterproof slope covering, check dams, interceptor ditches, benches, storm drains, dissipation structures, diversion dikes, retarding berms and barriers, devices to trap, store and filter out sediment, and stormwater retention basins. Off-site work by the project applicant may be necessary. The project applicant shall obtain permission or easements necessary for off-site work. There shall be a clear notation that the plan is subject to changes as changing conditions occur. Calculations of anticipated stormwater runoff and sediment volumes shall be included, if required by the City. The Plan shall specify that, after construction is complete, the project applicant shall ensure that the storm drain system shall be inspected and that the project applicant shall clear the system of any debris or sediment.	**Submit Plan:** • Prior to approval of any construction-related permit. **Post-Construction Inspection and Clearance:** • Prior to final permit.	**Master Developer and Each FDP Project Applicant:** • Submit an Erosion and Sedimentation Control Plan. • Obtain permission or easements necessary for off-site work. • Ensure post-construction inspection and maintenance.	**City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Bureau of Building – Zoning Inspections (for single lot developments):** • Review and confirm Erosion and Sedimentation Control Plan. • Conduct post-construction inspection.	

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Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.8 Hydrology and Water Quality (cont.)					
Impact HYD-1 (cont.)	b) *Erosion and Sedimentation Control During Construction.* The project applicant shall implement the approved Erosion and Sedimentation Control Plan. No grading shall occur during the wet weather season (October 15 through April 15) unless specifically authorized in writing by the Bureau of Building.	**Conduct Work Pursuant to Approved Plan:** • Throughout all construction activities.	**Master Developer and Each FDP Project Applicant:** • Submit an Erosion and Sedimentation Control Plan. (Also see SCA BIO-3 *Creek Protection Plan*; SCA BIO-4 *Dewatering/Diversion.*)	**City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Bureau of Building – Zoning Inspections (for single lot developments):** • Ensure implementation of Erosion and Sedimentation Control Plan. • If applicable, authorize grading during wet weather season.	
	SCA HYD-2: State Construction General Permit (#46). The project applicant shall comply with the requirements of the Construction General Permit issued by the State Water Resources Control Board (SWRCB). The project applicant shall submit a Notice of Intent (NOI), Stormwater Pollution Prevention Plan (SWPPP), and other required Permit Registration Documents to SWRCB. The project applicant shall submit evidence of compliance with Permit requirements to the City.	**Submit Documents to SWRCB:** • Prior issuance of any construction-related permit. **Conduct Work Pursuant to Approved SWPPP and General Permit:** • Ongoing, throughout all construction activities.	**Master Developer and Each FDP Project Applicant:** • Submit a NOI, SWPPP, and other required Permit Registration Documents to SWRCB, and evidence of compliance to the City.	**City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Bureau of Building – Zoning Inspections (for single lot developments); Public Works Agency – Environmental Services** • Verify compliance with all Permit requirements.	
	SCA HYD-3: Drainage Plan for Post-Construction Stormwater Runoff on Hillside Properties (#47). The project applicant shall submit and implement a Drainage Plan to be reviewed and approved by the City. The Drainage Plan shall include measures to reduce the volume and velocity of post-construction stormwater runoff to the maximum extent practicable. Stormwater runoff shall not be augmented to adjacent properties, creeks, or storm drains. The Drainage Plan shall be included with the project drawings submitted to the City for site improvements.	**Submit Drainage Plan:** • Concurrent with project site improvement plans. **Implement Plan:** • Ongoing, throughout project operations.	**Master Developer and Each FDP Project Applicant:** • Submit and implement a post-construction stormwater Drainage Plan.	**City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Bureau of Building – Zoning Inspections (for single lot developments):** • Review and approval Drainage Plan. • Verify compliance with the Drainage Plan.	

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

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.8 Hydrology and Water Quality (cont.)					
Impact HYD-1 (cont.)	**SCA HYD-4**: Site Design Measures to Reduce Stormwater Runoff (#48). Pursuant to Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES), the project applicant is encouraged to incorporate appropriate site design measures into the project to reduce the amount of stormwater runoff. These measures may include, but are not limited to, the following: a) Minimize impervious surfaces, especially directly connected impervious surfaces and surface parking areas; b) Utilize permeable paving in place of impervious paving where appropriate; c) Cluster structures; d) Direct roof runoff to vegetated areas; e) Preserve quality open space; and f) Establish vegetated buffer areas.	**Submit Design Measures in Project Plans:** • Prior to issuance of any construction-related permit. **Implement Design Measures:** • Prior to final permit approval.	**Master Developer and Each FDP Project Applicant:** • Submit and implement project plans incorporating stormwater runoff reduction design measures.	**City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Bureau of Building – Zoning Inspections (for single lot developments):** • Verify incorporation of design measures into approved project plans. • Verify ongoing implementation or and compliance with approved design measures.	
	SCA HYD-5: Source Control Measures to Limit Stormwater Pollution (#49). Pursuant to Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES), the project applicant is encouraged to incorporate appropriate source control measures to limit pollution in stormwater runoff. These measures may include, but are not limited to, the following: a) Stencil storm drain inlets "No Dumping – Drains to Bay;" b) Minimize the use of pesticides and fertilizers; c) Cover outdoor material storage areas, loading docks, repair/maintenance bays and fueling areas; d) Cover trash, food waste, and compactor enclosures; and e) Plumb the following discharges to the sanitary sewer system, subject to City approval:	**Submit Source Control Measures in Project Plans:** • Prior to issuance of any construction-related permit. **Implement Source Control Measures:** • Ongoing, throughout all construction activities and project operations.	**Master Developer and Each FDP Project Applicant:** • Submit and implement project plans incorporating stormwater runoff source control measures.	**City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Bureau of Building – Zoning Inspections (for single lot developments):** • Verify that the applicant complies with the requirements of Provision C.3 of the NPDES permit. • Verify incorporation of source control measures into approved project plans. • Verify ongoing implementation or and compliance with approved source control measures.	

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

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

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

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.8 Hydrology and Water Quality (cont.)					
Impact HYD-1 (cont.)	vii. Hydromodification management measures, if required by Provision C.3, so that post-project stormwater runoff flow and duration match pre-project runoff.				
	b) *Maintenance Agreement Required.* The project applicant shall enter into a maintenance agreement with the City, based on the Standard City of Oakland Stormwater Treatment Measures Maintenance Agreement, in accordance with Provision C.3, which provides, in part, for the following: i. The project applicant accepting responsibility for the adequate installation/construction, operation, maintenance, inspection, and reporting of any on-site stormwater treatment measures being incorporated into the project until the responsibility is legally transferred to another entity; and ii. Legal access to the on-site stormwater treatment measures for representatives of the City, the local vector control district, and staff of the Regional Water Quality Control Board, San Francisco Region, for the purpose of verifying the implementation, operation, and maintenance of the on-site stormwater treatment measures and to take corrective action if necessary. The maintenance agreement shall be recorded at the County Recorder's Office at the applicant's expense.	**Enter and Record Agreement:** • Prior to final permit approval.	**Master Developer and Each FDP Project Applicant:** • Enter into Standard City of Oakland Stormwater Treatment Measures Maintenance Agreement. • Record Agreement at the County Recorder's Office.	**City of Oakland, Bureau of Planning; Bureau of Building – Zoning Inspection** • Verify that the applicant has entered into the "Standard City of Oakland Stormwater Treatment Measures Maintenance Agreement.	
	SCA HYD-7: Architectural Copper (#52). The project applicant shall implement Best Management Practices (BMPs) concerning the installation, treatment, and maintenance of exterior architectural copper during and after construction of the project in order to reduce potential water quality impacts in accordance with Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES). The required BMPs include, but are not limited to, the following:	**Implementations:** • Ongoing, throughout construction activities and project operations.	**Master Developer and Each FDP Project Applicant:** • Implement BMPs regarding exterior architectural copper.	**City of Oakland, Bureau of Planning; Bureau of Building – Zoning Inspection** • Verify that BMPs are implemented.	

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

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Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.8 Hydrology and Water Quality (cont.)					
Impact HYD-3: The Project would not result in substantial erosion or siltation on- or off-site that would affect the quality of receiving waters. (Criteria c and g) (Less than Significant with SCAs)	**SCA HYD-1:** Erosion and Sedimentation Control Plan for Construction *(See under Impact HYD-1)* **SCA HYD-2:** State Construction General Permit *(See under Impact HYD-1)* **SCA HYD-3:** Drainage Plan for Post-Construction Stormwater Runoff on Hillside Properties *(See under Impact HYD-1)* **SCA HYD-4**: Site Design Measures to Reduce Stormwater Runoff *(See under Impact HYD-1)* **SCA HYD-5:** Source Control Measures to Limit Stormwater Pollution *(See under Impact HYD-1)* **SCA HYD-6:** NPDES C.3 Stormwater Requirements for Regulated Projects *(See under Impact HYD-1)*				
	SCA HYD-8: Vegetation Management on Creekside Properties (#53). *Ongoing.* The project applicant shall comply with the following requirements when managing vegetation prior to, during, and after construction of the project: a. Identify and leave "islands" of vegetation in order to prevent erosion and landslides and protect habitat; b. Trim tree branches from the ground up (limbing up) and leave tree canopy intact; c. Leave stumps and roots from cut down trees to prevent erosion; d. Plant fire-appropriate, drought-tolerant, preferably native vegetation; e. Provide erosion and sediment control protection if cutting vegetation on a steep slope; f. Fence off sensitive plant habitats and creek areas if implementing goat grazing for vegetation management;	**Implementation:** • Ongoing, throughout all construction activities and project operations.	**Master Developer and Each FDP Project Applicant for Creekside Lots:** • Implement vegetation management requirements. (Also see SCA HAZ-5 *Wildfire Prevention Area Vegetation Management Plan*).	**City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Bureau of Building – Zoning Inspections (for single lot developments):** • Verify all applicable conditions are implemented and maintained.	

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

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Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.8 Hydrology and Water Quality (cont.)					
Impact HYD-5: The Project would not create or contribute substantial runoff which would exceed the capacity of existing or planned stormwater drainage systems or would be an additional source of polluted runoff. (Criteria e and f) (Less than Significant with SCAs)	**SCA HYD-3:** Drainage Plan for Post-Construction Stormwater Runoff on Hillside Properties *(See under Impact HYD-1)* **SCA HYD-4**: Site Design Measures to Reduce Stormwater Runoff *(See under Impact HYD-1)* **SCA HYD-5:** Source Control Measures to Limit Stormwater Pollution *(See under Impact HYD-1)* **SCA HYD-6:** NPDES C.3 Stormwater Requirements for Regulated Projects *(See under Impact HYD-1)*				
Impact HYD-6: The Project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course, or increasing the rate or amount of flow, of a creek, river, or stream in a manner that would result in substantial erosion, siltation, or flooding, both on- or offsite. (Criterion letter "I") (Less Than Significant with SCAs)	*The proposed Project is not located within a Flood Zone. However, if revisions to the flood zone maps occur, including as a result of the creek restoration, this SCA shall apply.* **SCA HYD-9:** Structures in a Flood Zone (#56). *Prior to approval of construction-related permit.* The project shall be designed to ensure that new structures within a 100-year flood zone do not interfere with the flow of water or increase flooding. The project applicant shall submit plans and hydrological calculations for City review and approval with the construction-related drawings that show finished site grades and floor elevations elevated above the Base Flood Elevation (BFE).	**Submit Project Design Plans and Hydrological Calculations:** • Prior to issuance of any construction-related permit. **Verification:** • Prior to final permit approval.	**Master Developer and Each FDP Project Applicant:** • Submit FDP plans and hydrological calculations that show that no new structures within a 100-year flood zone would interfere with water flow or increase flooding, and implement plans.	**City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Bureau of Building – Zoning Inspections (for single lot developments):** • Verify that the sponsor complies with the requirements of the SCA. • Verify plans are implemented.	
	SCA HYD-1: Erosion and Sedimentation Control Plan for Construction *(See under Impact HYD-1)* **SCA HYD-2:** State Construction General Permit *(See under Impact HYD-1)* **SCA HYD-3:** Drainage Plan for Post-Construction Stormwater Runoff on Hillside Properties *(See under Impact HYD-1)* **SCA HYD-4**: Site Design Measures to Reduce Stormwater Runoff *(See under Impact HYD-1)* **SCA HYD-5:** Source Control Measures to Limit Stormwater Pollution *(See under Impact HYD-1)*				

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

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

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Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.8 Hydrology and Water Quality (cont.)					
Impact HYD-8 (cont.)	**SCA HYD-8:** Vegetation Management on Creekside Properties *(See under Impact HYD-3)* **SCA BIO-3:** Creek Protection Plan *(See under Impact BIO-2)* **SCA BIO-4:** Dewatering/Diversion *(See under Impact BIO-4)* **SCA HAZ-1:** Hazardous Materials Related to Construction *(See under Impact HAZ-1)* **SCA HAZ-2:** Site Contamination *(See under Impact HAZ-1)* **SCA UTIL-6:** Water Efficient Landscapes (WELO) (*See under Impact UTIL-3)*				
4.10 Noise and Vibration					
Impact NOI-1: Construction of the proposed Project would not result in substantial temporary or periodic increases in ambient noise or vibration levels in the Area above existing levels or in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. (Criteria a, b, and h) (Less than Significant with SCAs)	**SCA NOI-1:** Construction Days/Hours (#58). *During construction.* The Project applicant shall comply with the following restrictions concerning construction days and hours: a. Construction activities are limited to between 7:00 a.m. and 7:00 p.m. Monday through Friday, except that pier drilling and/or other extreme noise generating activities greater than 90 dBA shall be limited to between 8:00 a.m. and 4:00 p.m. b. Construction activities are limited to between 9:00 a.m. and 5:00 p.m. on Saturday. In residential zones and within 300 feet of a residential zone, construction activities are allowed from 9:00 a.m. to 5:00 p.m. only within the interior of the building with the doors and windows closed. No pier drilling or other extreme noise generating activities greater than 90 dBA are allowed on Saturday. c. No construction is allowed on Sunday or federal holidays. Construction activities include, but are not limited to, truck idling, moving equipment (including trucks, elevators, etc.) or materials, deliveries, and construction meetings held on-site in a non-enclosed area.	**Submit Source Control Measures in Project Plans:** • Prior to issuance of any construction-related permit. **Implement Source Control Measures:** • Ongoing, throughout all construction activities and project operations.	**Master Developer and Each FDP Project Applicant:** • Submit and implement project plans incorporating stormwater runoff source control measures.	**City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Bureau of Building – Zoning Inspections (for single lot developments):** • Verify that the applicant complies with the requirements of Provision C.3 of the NPDES permit. • Verify incorporation of source control measures into approved project plans. • Verify ongoing implementation or and compliance with approved source control measures.	

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

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.10 Noise and Vibration (cont.)					
Impact NOI-1 (cont.)	Any construction activity proposed outside of the above days and hours for special activities (such as concrete pouring which may require more continuous amounts of time) shall be evaluated on a case-by-case basis by the City, with criteria including the urgency/emergency nature of the work, the proximity of residential or other sensitive uses, and a consideration of nearby residents'/occupants' preferences. The Project applicant shall notify property owners and occupants located within 300 feet at least 14 calendar days prior to construction activity proposed outside of the above days/hours. When submitting a request to the City to allow construction activity outside of the above days/hours, the Project applicant shall submit information concerning the type and duration of proposed construction activity and the draft public notice for City review and approval prior to distribution of the public notice.				
	SCA NOI-2: Construction Noise (#59). *During construction.* The Project applicant shall implement noise reduction measures to reduce noise impacts due to construction. Noise reduction measures include, but are not limited to, the following: a. Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds) wherever feasible. b. Except as provided herein, impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used, if such jackets are commercially available, and this could achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than	**Implementation:** • Ongoing, throughout all construction activities.	**Master Developer and Each FDP Project Applicant:** • Require construction contractors limit standard construction activities.	**City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Bureau of Building – Zoning Inspections (for single lot developments):** • Verify construction activity noise is appropriately controlled.	

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Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.10 Noise and Vibration (cont.)					
Impact NOI-1 (cont.)	impact equipment, whenever such procedures are available and consistent with construction procedures. c. Applicant shall use temporary power poles instead of generators where feasible. d. Stationary noise sources shall be located as far from adjacent properties as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or use other measures as determined by the City to provide equivalent noise reduction. e. The noisiest phases of construction shall be limited to less than 10 days at a time. Exceptions may be allowed if the City determines an extension is necessary and all available noise reduction controls are implemented.				
	SCA NOI-3: Extreme Construction Noise (#60). a. ***Construction Noise Management Plan Required.*** *Prior to approval of construction-related permit.* Prior to any extreme noise generating construction activities (e.g., pier drilling, pile driving and other activities generating greater than 90dBA), the project applicant shall submit a Construction Noise Management Plan prepared by a qualified acoustical consultant for City review and approval that contains a set of site-specific noise attenuation measures to further reduce construction impacts associated with extreme noise generating activities. The project applicant shall implement the approved Plan during construction. Potential attenuation measures include, but are not limited to, the following: i. Erect temporary plywood noise barriers around the construction site, particularly along on sites adjacent to residential buildings; ii. Implement "quiet" pile driving technology (such as pre-drilling of piles, the use of more than one pile driver to shorten the total pile driving duration), where feasible, in consideration of geotechnical and structural requirements and conditions;	**Submit Plan:** • Prior to approval of any construction-related permit. **Conduct Work Pursuant to Approved Plan:** • Ongoing, throughout all construction activities.	**Master Developer and Each FDP Project Applicant:** • Submit and implement a Construction Noise Management Plan prepared by a qualified acoustical consultant to address extreme noise generating activities. (Also see SCA NOI-4.)	**City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Bureau of Building – Zoning Inspections (for single lot developments):** • Review and approve Plan if required noise attenuation will be achieved.	

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Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.10 Noise and Vibration (cont.)					
Impact NOI-1 (cont.)	iii. Utilize noise control blankets on the building structure as the building is erected to reduce noise emission from the site; iv. Evaluate the feasibility of noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings by the use of sound blankets for example **and implement such measure if such measures are feasible and would noticeably reduce noise impacts**; and v. Monitor the effectiveness of noise attenuation measures by taking noise measurements.				
	b. ***Public Notification Required.*** *During construction.* The project applicant shall notify property owners and occupants located within 300 feet of the construction activities at least 14 calendar days prior to commencing extreme noise generating activities. Prior to providing the notice, the project applicant shall submit to the City for review and approval the proposed type and duration of extreme noise generating activities and the proposed public notice. The public notice shall provide the estimated start and end dates of the extreme noise generating activities and describe noise attenuation measures to be implemented.	**Conduct Work Pursuant to Approved Measures:** • Ongoing, throughout all construction activities.	**Master Developer and Each FDP Project Applicant:** • Submit description of type and duration of extreme noise generating activities, noise attenuation measures, and the proposed public notice. • Post public notice of extreme noise generating activities.	**City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Bureau of Building – Zoning Inspections (for single lot developments):** • Review and approve proposed noise attenuation measures and public notice.	
	SCA NOI-4: Project-Specific Construction Noise Reduction Measures (#61). *Prior to approval of construction-related permit.* The project applicant shall submit a Construction Noise Management Plan prepared by a qualified acoustical consultant for City review and approval that contains a set of site-specific noise attenuation measures to further reduce construction noise impacts. The project applicant shall implement the approved Plan during construction.	**Submit Plan:** • Prior to approval of any construction-related permit. **Conduct Work Pursuant to Approved Plan:** • Ongoing, throughout all construction activities.	**Master Developer and Each FDP Project Applicant:** • Submit and implement a Construction Noise Management Plan prepared by a qualified acoustical consultant (same as required for SCA NOI-3).	**City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Bureau of Building – Zoning Inspections (for single lot developments):** • Review and approve Plan if required noise attenuation will be achieved. • Verify compliance with the Plan.	

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Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.10 Noise and Vibration (cont.)					
Impact NOI-1 (cont.)	**SCA NOI-5:** Construction Noise Complaints (#62). *Prior to approval of construction-related permit.* The project applicant shall submit to the City for review and approval a set of procedures for responding to and tracking complaints received pertaining to construction noise, and shall implement the procedures during construction. At a minimum, the procedures shall include: a. Designation of an on-site construction complaint and enforcement manager for the project; b. A large on-site sign near the public right-of-way containing permitted construction days/hours, complaint procedures, and phone numbers for the project complaint manager and City Code Enforcement unit; c. Protocols for receiving, responding to, and tracking received complaints; and d. Maintenance of a complaint log that records received complaints and how complaints were addressed, which shall be submitted to the City for review upon the City's request.	**Submit Procedures:** • Prior to approval of any construction-related permit. **Implementation:** • Ongoing, throughout all construction activities.	**Master Developer and Each FDP Project Applicant:** • Submit and implement procedures for responding to and tracking construction noise complaints. • Maintain log of complaints and actions taken.	**City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Bureau of Building – Zoning Inspections (for single lot developments):** • Review and approve construction noise complaints procedures. • As needed, request complaint log for review.	
	SCA NOI-8: Exposure to Vibration (#65). *Prior to approval of construction-related permit.* The project applicant shall submit a Vibration Reduction Plan prepared by a qualified acoustical consultant for City review and approval that contains vibration reduction measures to reduce groundborne vibration to acceptable levels per Federal Transit Administration (FTA) standards. The applicant shall implement the approved Plan during construction. Potential vibration reduction measures include, but are not limited to, the following: a. Isolation of foundation and footings using resilient elements such as rubber bearing pads or springs, such as a "spring isolation" system that consists of resilient spring supports that can support the podium or residential foundations. The specific system shall be selected so that it can properly support the structural loads, and provide adequate filtering of groundborne vibration to the residences above. b. Trenching, which involves excavating soil between the railway and the project so that the vibration path is	**Submit Plan:** • Prior to approval of any construction-related permit. **Conduct Work Pursuant to Approved Plan:** • Ongoing, throughout all construction activities.	**Master Developer and Each FDP Project Applicant:** • Submit and implement a Vibration Reduction Plan prepared by a qualified acoustical consultant.	**City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Bureau of Building – Zoning Inspections (for single lot developments):** • Review and approve Plan. • Verify compliance with the Plan.	

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

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.10 Noise and Vibration (cont.)					
Impact NOI-1 (cont.)	c. interrupted, thereby reducing the vibration levels before they enter the project's structures. Since the reduction in vibration level is based on a ratio between trench depth and vibration wavelength, additional measurements shall be conducted to determine the vibration wavelengths affecting the project. Based on the resulting measurement findings, an adequate trench depth and, if required, suitable fill shall be identified (such as foamed styrene packing pellets [i.e., Styrofoam] or low-density polyethylene).				
	SCA NOI-9: Vibration Impacts on Adjacent Historic Structures or Vibration-Sensitive Activities (#66). *Prior to construction.* The project applicant shall submit a Vibration Analysis prepared by an acoustical and/or structural engineer or other appropriate qualified professional for City review and approval that establishes pre-construction baseline conditions and threshold levels of vibration that could substantially interfere with activities located at the Project site and/or the historic Club Knoll building. The Vibration Analysis shall identify design means and methods of construction that shall be utilized in order to not exceed the thresholds. The applicant shall implement the recommendations during construction.	**Submit Analysis:** • Prior to approval of any construction-related permit. **Conduct Work Pursuant to Approved Analysis:** • Ongoing, throughout all construction activities.	**Master Developer and Each FDP Project Applicant:** • Submit and implement Vibration Analysis prepared by appropriate qualified professional.	**City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Bureau of Building – Zoning Inspections (for single lot developments):** • Review and approve construction design means and methods identified in the Analysis. • Verify compliance with construction design means and methods identified in the Analysis.	
Impact NOI-2: The proposed Project would not increase operational noise levels in the project vicinity to levels in excess of standards established in the Oakland Noise Ordinance (Oakland Planning Code Section 17.120.050) regarding operational noise. (Criterion c) (Less than Significant with SCA)	**SCA NOI-7:** Operational Noise (#64). Noise levels from the Project site after completion of the Project (i.e., during Project operation) shall comply with the performance standards of chapter 17.120 of the Oakland Planning Code and chapter 8.18 of the Oakland Municipal Code. If noise levels exceed these standards, the activity causing the noise shall be abated until appropriate noise reduction measures have been installed and compliance verified by the City.	**Implementation:** • Ongoing, throughout all construction activities.	**Master Developer and Each FDP Project Applicant:** • Ensure noise levels from the activity, property, or any mechanical equipment on site shall comply with the performance standards described in the SCA.	**City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Bureau of Building – Zoning Inspections (for single lot developments):** • If noise levels exceed performance standards, verify compliance after action is taken by project applicant to regain compliance as described in the SCA.	

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

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.10 Noise and Vibration (cont.)					
Impact NOI-3: The proposed Project would not propose land uses in conflict with the land use compatibility guidelines of the Oakland General Plans. (Criterion f) (Less than Significant with SCA)	**SCA NOI-6:** Exposure to Community Noise (#63). *Prior to approval of construction-related permit.* The project applicant shall submit a Noise Reduction Plan prepared by a qualified acoustical engineer for City review and approval that contains noise reduction measures (e.g., sound-rated window, wall, and door assemblies) to achieve an acceptable interior noise level in accordance with the land use compatibility guidelines of the Noise Element of the Oakland General Plan. The applicant shall implement the approved Plan during construction. To the maximum extent practicable, interior noise levels shall not exceed the following: a. 45 dBA: Residential activities, civic activities, hotels b. 50 dBA: Administrative offices; group assembly activities c. 55 dBA: Commercial activities d. 65 dBA: Industrial activities	**Submit Plan:** • Prior to approval of any construction-related permit. **Conduct Work Pursuant to Approved Plan:** • Ongoing, throughout all construction activities.	**Master Developer and Each FDP Project Applicant:** • Submit and implement a Noise Reduction Plan prepared by a qualified acoustical consultant. • Ensure acceptable interior noise level comply with the performance standards described in the SCA.	**City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Bureau of Building – Zoning Inspections (for single lot developments):** • Review and approve Plan. • Verify compliance with the Plan.	
Impact NOI-4: The proposed Project would not expose persons to interior Ldn or CNEL greater than 45 dBA for residential dwellings to noise levels in excess of standards established in the Oakland Noise Ordinance and Planning Code or the California Noise Insulation Standards. (Criterion e) (Less than Significant with SCAs)	**SCA NOI-6:** Exposure to Community Noise *(See under Impact NOI-3)*				

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

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

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.12 Public Services and Recreation					
Impact PSR-1: The proposed Project would result in an increase in demand for fire protection and emergency medical response services that would not require new or physically altered fire protection facilities in order to maintain acceptable performance objectives. (Criterion a.1) (Less than Significant with SCAs)	**SCA PSR-1:** Compliance with Other Requirements (#3). The project applicant shall comply with all other applicable federal, state, regional, and local laws/codes, requirements, regulations, and guidelines, including but not limited to those imposed by the City's Bureau of Building, Fire Marshal, and Public Works Department. Compliance with other applicable requirements may require changes to the approved use and/or plans. These changes shall be processed in accordance with the procedures contained in Condition #4.	**Implementation:** • Prior to approval of any construction-related permit.	**Master Developer and Each FDP Project Applicant:** • Comply with all other applicable federal, state, regional and/or local laws/codes, requirements, regulations, and guidelines, including but not limited to those imposed by the City.	**City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Bureau of Building – Zoning Inspections (for single lot developments); Oakland Fire Department; Oakland Public Works Agency:** • Confirm compliance with all applicable codes, regulations, requirements, and guidelines. • Process any changes to requirements, regulations, and guidelines in accordance with Oakland SCA #4 Minor and Major *Changes* except as otherwise provided in a Development Agreement.	
	SCA HAZ-4: Fire Safety Plan *(See under Impact HAZ-1)* **SCA HAZ-5:** Wildfire Prevention Area – Vegetation Management *(See under Impact HAZ-8)*				
Impact PSR-5: The proposed Project would include new recreational facilities; however, the construction and long-term use of these facilities would not have an adverse physical effect on the environment. (Criterion c) (Less than Significant with SCAs)	**SCA AIR-1:** Construction-Related Air Pollution Controls (Dust and Equipment Emissions) *(See under Impact AIR-1)* **SCA BIO-1:** Tree Removal during Breeding Bird Season *(See under Impact BIO-1)* **SCA BIO-3:** Creek Protection Plan *(See under Impact BIO-2)* **SCA BIO-4:** Dewatering/Diversion *(See under Impact BIO-4)* **SCA CUL-2:** Archaeological and Paleontological Resources – Discovery During Construction *(See under Impact CUL-3)*				

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

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

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

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

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

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.13 Transportation and Traffic					
Impact TRANS-1: Traffic generated by the Oak Knoll Project would add more than ten peak hour vehicle trips to a critical movement at the unsignalized I-580 Eastbound On Ramp/Seminary Avenue/Kuhnle Avenue (intersection #2) and after project completion, this intersection would continue to satisfy the MUTCD peak hour volume traffic signal warrant during the PM peak hour (Criterion f). This intersection operates at LOS E during the AM and PM peak hours, and meets the peak hour signal warrant during the PM peak hour under Existing conditions. (Significant and Unavoidable)	**Mitigation Measure TRANS-1:** Implement the following measures at the I-580 Eastbound On-Ramp/Seminary Avenue/Kuhnle Avenue intersection: a) Signalize intersection providing actuated operations, with split phasing on all approaches to maximize the green time within each cycle for the southbound turning movements, and b) Coordinate the signal timing at this intersection with the adjacent intersection at I-580 Westbound Off-Ramp/Mountain Boulevard/Kuhnle Avenue (intersection #3, signalization proposed as part of Mitigation Measure TRANS-2). This intersection is under the jurisdiction of Caltrans so any equipment or facility upgrades must be approved by Caltrans prior to installation. To implement this measure, the following shall be submitted to the City of Oakland's Transportation Services Division and Caltrans for review and approval: • Plans, Specifications, and Estimates (PS&E) to modify intersection. All elements shall be designed to City and Caltrans standards in effect at the time of construction and all new or upgraded signals should include these enhancements. All other facilities supporting vehicle travel and alternative modes through the intersection should be brought up to both City standards and Americans with Disabilities Act (ADA) standards (according to Federal and State Access Board guidelines) at the time of construction. Current City Standards call for the elements listed below: – 2070L Type Controller with cabinet assembly – GPS communications (clock) – Accessible pedestrian crosswalks according to Federal and State Access Board guidelines with signals (audible and tactile) – Countdown pedestrian head module switch out	**Submit PS&E and Plans:** • Prior to development trigger. **Development Trigger for Installation:** • By approximately 35 percent of project buildout or 390 equivalent housing units (EHU), whichever occurs first. • Alternatively, the City may implement this mitigation measure prior to the time the 35 percent buildout/390 EHU trigger occurs. • In either case, the applicant and/or project developer/s shall provide funds (or confirm a funding mechanism) to support implementation. **Pay Fair Share Contribution or Confirm Funding Mechanism:** • Prior to development trigger or as negotiated by the Development Agreement between the City and the Project sponsor.	**Master Developer:** • Submit PS&E and signal timing plans. • Track Master Plan project buildout by percentage and EHU. • Pay or confirm a funding mechanism to pay the City a fair share contribution to implement the specified improvements; or as negotiated by the Development Agreement between the City and the Project sponsor.	**City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Oakland Transportation Services Division; Caltrans:** • Review and approve PS&E and signal timing plans. • Establish fair share amount and confirm receipt of funds or confirmed funding mechanism.	

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

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.13 Transportation and Traffic (cont.)					
Impact TRANS-1 (cont.)	– City standard ADA wheelchair ramps – Video detection on existing (or new, if required) – Mast arm poles, full actuation (where applicable) – Polara push buttons (full actuation) – Bicycle detection (full actuation) – Pull boxes – Signal interconnect and communication with trenching (where applicable), or through (E) conduit (where applicable)- 600 feet maximum – Conduit replacement contingency – Fiber Switch – PTZ Camera (where applicable) – Transit Signal Priority (TSP) equipment consistent with other signals along corridor • Signal timing plans for the signals in the coordination group These improvements are not currently included in any TIF program. The project applicant would pay the City for a fair share contribution to these improvements. Payment of its fair share would mitigate the project's contribution to the cumulative impact.				

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

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.13 Transportation and Traffic (cont.)					
Impact TRANS-2: Traffic generated by the Oak Knoll Project would add more than ten peak hour vehicle trips to a critical movement at the unsignalized I-580 Westbound Off Ramp/Mountain Boulevard/Kuhnle Avenue (intersection #3) and after project completion, this intersection would continue to satisfy the MUTCD peak hour volume traffic signal warrant during the PM peak hour (Criterion f).This intersection operates at LOS F during the AM and PM peaks, and meets the peak hour signal warrant during the PM peak hour under Existing conditions. (Significant and Unavoidable)	**Mitigation Measure TRANS-2:** Implement the following measures at the I-580 Westbound Off-Ramp/Mountain Boulevard/Kuhnle Avenue intersection: a) Signalize intersection providing actuated operations, with split phasing on the east-west approaches (Mountain Boulevard/I-580 Westbound Off-Ramp) and permitted phasing on north-south (Kuhnle Avenue), and b) Coordinate the signal timing at this intersection with the adjacent intersection at I-580 Eastbound On-Ramp/Seminary Avenue/Kuhnle Avenue (intersection #2, signalization proposed as part of Mitigation Measure TRANS-2). This intersection is under the jurisdiction of Caltrans so any equipment or facility upgrades must be approved by Caltrans prior to installation. To implement this measure, the following shall be submitted to the City of Oakland's Transportation Services Division and Caltrans for review and approval: • PS&E to modify intersection as detailed in Mitigation Measure TRANS-1 • Signal timing plans for the signals in the coordination group This improvement is included in the Southeast Oakland Area TIF Program. Upon acceptance by the City, the applicant shall: • Pay the applicable Southeast Oakland TIF fee, or • Install the improvements and obtain a credit against its applicable TIF obligations and/or obtain reimbursement from monies collected under the Southeast Oakland TIF program for the amount the installation cost exceeds its TIF obligations; or • Some combination of the above two mitigation methods.	**Submit PS&E and Plans:** • Prior to development trigger. **Development Trigger for Installation:** • Implementation shall occur by approximately 85 percent of project buildout or 940 equivalent housing units (EHU), whichever occurs first. • Alternatively, the developer may implement this mitigation measure prior to the time the 85 percent buildout/940 EHU trigger occurs. • In either case, the applicant and/or project developer/s shall provide funds or confirm a funding mechanism to support implementation, per the mitigation measure. **Pay TIF Obligation and/or Install Improvement:** • Prior to development trigger.	**Master Developer:** • Submit PS&E and signal timing plans. • Track Master Plan project buildout by percentage and EHU. • Pay the applicable Southeast Oakland TIF fee, or as negotiated by the Development Agreement between the City and the Project sponsor; **and/or** • Install the improvements and/or obtain a credit against its applicable TIF obligation and/or obtain reimbursement, per the mitigation measure.	**City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Oakland Transportation Services Division; Caltrans:** • Review and approve PS&E and signal timing plans. • Verify receipt of TIF obligation and/or proper installation of improvement. • Issue credit or reimbursement for improvement installation costs, less the TIF obligation.	

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

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.13 Transportation and Traffic (cont.)					
Impact TRANS-3: Traffic generated by the Oak Knoll Project would add more than ten peak hour vehicle trips to a critical movement at the unsignalized I-580 Eastbound Off Ramp/Fontaine Street /Keller Avenue (intersection #12) which would meet the peak hour signal warrant (Criterion f) during the AM and PM peak hours under Existing Plus Project conditions. (Significant and Unavoidable)	**Mitigation Measure TRANS-3:** Implement the following measures at the I-580 Eastbound Off-Ramp/Fontaine Street/Keller Avenue intersection: a) Restripe westbound Keller Avenue approach to provide one left-turn lane and one shared through/right-turn lane, b) Signalize intersection providing actuated operations, with protected left-turn phasing on the westbound Keller Avenue approach, and c) Coordinate the signal timing at this intersection with the adjacent intersection at Mountain Boulevard/Keller Avenue (intersection #13, signalization proposed as part of Mitigation Measure TRANS-4) and I-580 Westbound Off-Ramp/Mountain Boulevard/Shone Avenue (intersection #16, signalization proposed as part of Mitigation Measure TRANS-5). This intersection is under the jurisdiction of Caltrans so any equipment or facility upgrades must be approved by Caltrans prior to installation. To implement this measure, the following shall be submitted to the City of Oakland's Transportation Services Division and Caltrans for review and approval: • PS&E to modify intersection as detailed in Mitigation Measure TRANS-1 • Signal timing plans for the signals in the coordination group This improvement is included in the Southeast Oakland Area TIF Program. Upon acceptance by the City, the applicant shall: • Pay the applicable Southeast Oakland TIF fee, or • Install the improvements and obtain a credit against its applicable TIF obligations and/or obtain reimbursement from monies collected under the Southeast Oakland TIF program for the amount the installation cost exceeds its TIF obligations; or • Some combination of the above two mitigation methods.	**Submit PS&E and Plans:** • Prior to development trigger. **Development Trigger for Installation:** • Implementation shall occur by approximately 25 percent of project buildout or 280 equivalent housing units (EHU), whichever occurs first. • Alternatively, the developer may implement this mitigation measure prior to the time the 25 percent buildout/280 EHU trigger occurs. • In either case, the applicant and/or project developer/s shall provide funds or confirm a funding mechanism to support implementation, per this mitigation measure. **Pay TIF Obligation and/or Install Improvement:** • Prior to development trigger.	**Master Developer:** • Submit PS&E and signal timing plans. • Track Master Plan project buildout by percentage and EHU. • Pay the applicable Southeast Oakland TIF fee; **and/or** • Install the improvements and/or obtain a credit against its applicable TIF obligations and/or obtain reimbursement, per the mitigation measure; or as negotiated by the Development Agreement between the City and the Project sponsor.	**City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Oakland Transportation Services Division; Caltrans:** • Review and approve PS&E and signal timing plans. • Verify receipt of TIF obligation and/or proper installation of improvement. • Issue credit or reimbursement for improvement installation costs, less the TIF obligation.	

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

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.13 Transportation and Traffic (cont.)					
Impact TRANS-4: Traffic generated by the Oak Knoll Project would add more than ten peak hour vehicle trips to a critical movement at the unsignalized Mountain Boulevard/Keller Avenue (intersection #13) and after project completion, this intersection would continue to satisfy the MUTCD peak hour volume traffic signal warrant during the AM and PM peak hours (Criterion f). This intersection meets the peak hour signal warrant during the AM and PM peak hours under Existing conditions. (Potentially Significant)	**Mitigation Measure TRANS-4:** Implement the following measures at the Mountain Boulevard/Keller Avenue intersection: a) Restripe eastbound Keller Avenue approach to provide one shared left-turn/through lane and one shared through/right-turn lane, b) Restripe westbound Keller Avenue approach to provide one shared left-turn/through lane and one right-turn lane, c) Restripe southbound Mountain Boulevard Avenue approach to provide one left-turn lane and one right-turn lane, d) Signalize intersection providing actuated operations, with split phasing on the east-west approaches (Keller Avenue) and permitted phasing on north-south (Mountain Boulevard) approaches, and e) Coordinate the signal timing at this intersection with the adjacent intersections at I-580 Eastbound Off-Ramp/Fontaine Street/Keller Avenue (intersection #12, signalization proposed as part of Mitigation Measure TRANS-3) and I-580 Westbound Off-Ramp/Mountain Boulevard/Shone Avenue (intersection #16, signalization proposed as part of Mitigation Measure TRANS-5). To implement this measure, the following shall be submitted to the City of Oakland's Transportation Services Division and Caltrans for review and approval: • PS&E to modify intersection as detailed in Mitigation Measure TRANS-1 • Signal timing plans for the signals in the coordination This improvement is included in the Southeast Oakland Area TIF Program. Upon acceptance by the City, the applicant shall: • Pay the applicable Southeast Oakland TIF fee, or	**Submit PS&E and Plans:** • Prior to development trigger. **Development Trigger for Installation:** • Implementation shall occur by approximately 5 percent of project buildout or 60 equivalent housing units (EHU), whichever occurs first. • Alternatively, the developer may implement this mitigation measure prior to the time the 5 percent buildout/60 EHU trigger occurs. • In either case, the applicant and/or project developer/s shall provide funds or confirm a funding mechanism to support implementation, per this mitigation measure. **Pay TIF Obligation and/or Install Improvement:** • Prior to development trigger.	**Master Developer:** • Submit PS&E and signal timing plans. • Track Master Plan project buildout by percentage and EHU. • Pay the applicable Southeast Oakland TIF fee, or as negotiated by the Development Agreement between the City and the Project sponsor; **and/or** • Install the improvements and/or obtain a credit against its applicable TIF obligations and/or obtain reimbursement, per the mitigation measure.	**City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Oakland Transportation Services Division; Caltrans:** • Review and approve PS&E and signal timing plans. • Verify receipt of TIF obligation and/or proper installation of improvement. • Issue credit or reimbursement for improvement installation costs, less the TIF obligation.	

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Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.13 Transportation and Traffic (cont.)					
Impact TRANS-4 (cont.)	• Install the improvements and obtain a credit against its applicable TIF obligations and/or obtain reimbursement from monies collected under the Southeast Oakland TIF program for the amount the installation cost exceeds its TIF obligations; or • Some combination of the above two mitigation methods.				
Impact TRANS-5: Traffic generated by the Oak Knoll Project would add more than ten peak hour vehicle trips to a critical movement at the unsignalized I-580 Westbound Off Ramp/Mountain Boulevard/Shone Avenue (intersection #16) which would meet the peak hour signal warrant (Criterion f) during the AM and PM peak hours under Existing Plus Project conditions. (Significant and Unavoidable)	**Mitigation Measure TRANS-5:** Implement the following measures at the I-580 Westbound Off-Ramp/Mountain Boulevard/Shone Avenue intersection: a) Restripe the I-580 westbound off-ramp approach to provide one left-turn lane and one shared left-turn/right-turn lane and re-stripe Mountain Boulevard to provide two receiving lanes, b) Signalize intersection providing actuated operations, with split phasing on the east-west approaches (I-580 Westbound Off-Ramp/Shone Avenue) and permitted phasing on north-south (Mountain Boulevard) approaches, and c) Coordinate the signal timing at this intersection with the adjacent intersections at I-580 Eastbound Off-Ramp/Fontaine Street/Keller Avenue (intersection #12, signalization proposed as part of Mitigation Measure TRANS-3) and Mountain Boulevard/Keller Avenue (intersection #13, signalization proposed as part of Mitigation Measure TRANS-4). This intersection is under the jurisdiction of Caltrans so any equipment or facility upgrades must be approved by Caltrans prior to installation. To implement this measure, the following shall be submitted to the City of Oakland's Transportation Services Division and Caltrans for review and approval: • PS&E to modify intersection as detailed in Mitigation Measure TRANS-1 • Signal timing plans for the signals in the coordination	**Submit PS&E and Plans:** • Prior to development trigger. **Development Trigger for Installation:** • Implementation shall occur by approximately 45 percent of project buildout or 500 equivalent housing units (EHU), whichever occurs first. • Alternatively, the developer may implement this mitigation measure prior to the time the 45 percent buildout/500 EHU trigger occurs. • In either case, the applicant and/or project developer/s shall provide funds or confirm a funding mechanism to support implementation, per this mitigation measure. **Pay TIF Obligation and/or Install Improvement:** • Prior to development trigger.	**Master Developer:** • Submit PS&E and signal timing plans. • Track Master Plan project buildout by percentage and EHU. • Pay the applicable Southeast Oakland TIF fee, or as negotiated by the Development Agreement between the City and the Project sponsor; **and/or** • Install the improvements and/or obtain a credit against its applicable TIF obligations and/or obtain reimbursement, per the mitigation measure.	**City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Oakland Transportation Services Division; Caltrans:** • Review and approve PS&E and signal timing plans. • Verify receipt of TIF obligation and/or proper installation of improvement. • Issue credit or reimbursement for improvement installation costs, less the TIF obligation.	

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

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.13 Transportation and Traffic (cont.)					
Impact TRANS-5 (cont.)	This improvement is included in the Southeast Oakland Area TIF Program. Upon acceptance by the City, the applicant shall: • Pay the applicable Southeast Oakland TIF fee, or • Install the improvements and obtain a credit against its applicable TIF obligations and/or obtain reimbursement from monies collected under the Southeast Oakland TIF program for the amount the installation cost exceeds its TIF obligations; or • Some combination of the above two mitigation methods.				
Impact TRANS-6: Traffic generated by the Oak Knoll Project would add more than ten peak hour vehicle trips to a critical movement at the unsignalized Mountain Boulevard/Golf Links Road (intersection #40) which would meet the peak hour signal warrant (Criterion f) during the AM peak hour under Existing Plus Project conditions. (Significant and Unavoidable)	**Mitigation Measure TRANS-6:** Implement the following measures at the Mountain Boulevard/Golf Links Road intersection: a) Restripe the eastbound Golf Links Road approach to provide one left-turn lane and one shared left-turn/through/right-turn lane, and restripe Mountain Boulevard to provide two receiving lanes for a minimum of 100 feet, b) Signalize intersection providing actuated operations, with split phasing on the east-west approaches (Golf Links Road) and permitted phasing on north-south (Mountain Boulevard/Oakland Zoo Entrance) approaches, and c) Coordinate the signal timing at this intersection with the adjacent intersections at Golf Links Road/I-580 Eastbound Off-Ramp/98th (#38) and Golf Links Road/I-580 Westbound Ramps (#39) intersections. The Golf Links Road/I-580 ramp-terminal intersections are under the jurisdiction of Caltrans so any equipment or facility upgrades must be coordinated and approved by Caltrans prior to installation. To implement this measure, the following shall be submitted to the City of Oakland's Transportation Services Division and Caltrans for review and approval: • PS&E to modify intersection as detailed in Mitigation Measure TRANS-1	**Submit PS&E and Plans:** • Prior to development trigger. **Development Trigger for Installation:** • Implementation shall occur by approximately 20 percent of project buildout or 230 equivalent housing units (EHU), whichever occurs first. • Alternatively, the developer may implement this mitigation measure prior to the time the 20 percent buildout/230 EHU trigger occurs. • In either case, the applicant and/or project developer/s shall provide funds or confirm a funding mechanism to support implementation, per this mitigation measure. **Pay TIF Obligation and/or Install Improvement:** • Prior to development trigger.	**Master Developer:** • Submit PS&E and signal timing plans. • Track Master Plan project buildout by percentage and EHU. • Pay the applicable Southeast Oakland TIF fee, or as negotiated by the Development Agreement between the City and the Project sponsor; **and/or** • Install the improvements and/or obtain a credit against its applicable TIF obligations and/or obtain reimbursement, per the mitigation measure.	**City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Oakland Transportation Services Division; Caltrans:** • Review and approve PS&E and signal timing plans. • Verify receipt of TIF obligation and/or proper installation of improvement. • Issue credit or reimbursement for improvement installation costs, less the TIF obligation.	

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

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.13 Transportation and Traffic (cont.)					
Impact TRANS-6 (cont.)	• Signal timing plans for the signals in the coordination This improvement is included in the Southeast Oakland Area TIF Program. In the absence of any applicable Southeast Oakland TIF for this improvement, the applicant shall install the improvements and may seek any applicable credits against its Citywide TIF obligations and/or reimbursement from monies collected under the Citywide TIF program for the amount the installation cost exceeds its Citywide TIF obligations or fair share contribution.				
Impact TRANS-8: Traffic generated by the Oak Knoll Project would add more than ten peak hour vehicle trips to a critical movement at the unsignalized I-580 Eastbound On Ramp/ Seminary Avenue/Kuhnle Avenue (intersection #2) and after project completion this intersection would continue to satisfy the MUTCD peak hour volume traffic signal warrant during the AM and PM peak hours (Criterion f) under 2040 Plus Project conditions. (Significant and Unavoidable)	**Mitigation Measure TRANS-8:** Implement Mitigation Measure TRANS-1.	Same as Mitigation Measures TRANS-1.			
Impact TRANS-9: Traffic generated by the Oak Knoll Project would add more than ten peak hour vehicle trips to a critical movement at the unsignalized I-580 Westbound Off Ramp/ Mountain Boulevard/Kuhnle Avenue (intersection #3) and after project completion, this intersection would continue to satisfy	**Mitigation Measure TRANS-9:** Implement Mitigation Measure TRANS-2.	Same as Mitigation Measures TRANS-2.			

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

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

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

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.13 Transportation and Traffic (cont.)					
Impact TRANS-12: Traffic generated by the Oak Knoll Project would add more than ten peak hour vehicle trips to a critical movement at the unsignalized I-580 Westbound Off Ramp/ Mountain Boulevard/Shone Avenue (intersection #16) which would meet the peak hour signal warrant (Criterion f) during the AM and PM peak hours under 2040 Plus Project conditions. (Significant and Unavoidable)	**Mitigation Measure TRANS-12:** Implement Mitigation Measure TRANS-5.	Same as Mitigation Measures TRANS-5.			
Impact TRANS-14: Traffic generated by the Oak Knoll Project would increase the average intersection delay and degrade the LOS from LOS C to LOS E (Criterion a) at the signalized Golf Links Road/I-580 Eastbound Off-Ramp/98th Avenue (Intersection #38), during the PM peak hour. (Significant and Unavoidable)	**Mitigation Measure TRANS-14:** Implement the following measures at the Golf Links Road/I-580 Eastbound Off-Ramp/98th Avenue intersection: a) Extend the shared through/right-turn lane on the I-580 eastbound off-ramp to provide a minimum 450 feet of storage length, and b) Reconfigure Golf Links Road between the I-580 eastbound off-ramp and the I-580 westbound ramps to provide two left-turn lanes and one through lane along eastbound Golf Links Road and one left-turn lane and one shared left-turn/ through lane along westbound Golf Links Road. These improvements are not currently included in any TIF program. The project applicant would pay the City for a fair share contribution to these improvements. Payment of its fair share would mitigate the project's contribution to the cumulative impact.	**Submit PS&E and Plans:** • Prior to development trigger. **Development Trigger for Installation:** • Implementation shall occur by approximately 95 percent of project buildout or 1,050 equivalent housing units (EHU), whichever occurs first. • Alternatively, the developer may implement this mitigation measure prior to the time the 95 percent buildout/1,050 EHU trigger occurs. • In either case, the applicant and/or project developer/s shall provide funds or confirm a funding mechanism to support implementation, per this mitigation measure. **Pay Fair Share Contribution:** • Prior to development trigger.	**Master Developer:** • Submit PS&E and signal timing plans. • Track Master Plan project buildout by percentage and EHU. • Pay or confirm a funding mechanism to pay the City a fair share contribution to implement the specified improvements; or as negotiated by the Development Agreement between the City and the Project sponsor.	**City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements);Oakland Transportation Services Division; Caltrans:** • Review and approve PS&E and signal timing plans. • Establish fair share amount and confirm receipt of funds or confirmed funding mechanism.	

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

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.13 Transportation and Traffic (cont.)					
Impact TRANS-15: Traffic generated by the Oak Knoll Project would add more than ten peak hour vehicle trips to a critical movement at the unsignalized Mountain Boulevard/Golf Links Road (intersection #40) which would meet the peak hour signal warrant (Criterion f) during the AM and PM peak hours under 2040 Plus Project conditions. (Significant and Unavoidable)	**Mitigation Measure TRANS-15:** Implement Mitigation Measure TRANS-6 and the following measure: a) Widen I-580 westbound off-ramp to provide one shared left-turn/through lane and two right-turn lanes (minimum 300 feet of storage length) approaching the intersection. These improvements are not currently included in any TIF program. If, at the time the improvements are needed to mitigate the impact, signal warrants have been met, and Caltrans has approved the improvements to their facilities, then the project applicant shall fully fund and construct the improvements, and may seek reimbursement for the portion that is beyond their fair share contribution, from other potentially available funding sources.	**Submit PS&E and Plans:** • Prior to development trigger. **Development Trigger for Installation:** • Implementation shall occur by approximately 20 percent of project buildout or 230 equivalent housing units (EHU), whichever occurs first. • Alternatively, the developer may implement this mitigation measure prior to the time the 20 percent buildout/230 EHU trigger occurs. • In either case, the applicant and/or project developer/s shall provide funds or confirm a funding mechanism to support implementation, per this mitigation measure. **Pay Improvement Cost:** • Prior to development trigger.	**Master Developer:** • Submit PS&E and signal timing plans. • Track Master Plan project buildout by percentage and EHU. • Pay or confirm a funding mechanism to pay the City a fair share contribution to implement the specified improvements. • Fully fund and construct the improvements, and seek reimbursement; or as negotiated by the Development Agreement between the City and the Project sponsor.	**City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements);Oakland Transportation Services Division; Caltrans:** • Review and approve PS&E and signal timing plans. • Establish fair share amount and ensure reimbursement for amount beyond the fair share contribution paid.	
Consistency with Adopted Policies, Plans or Programs Supporting Alternative Transportation The proposed Project would not conflict with adopted City policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities.	**SCA TRA-4:** Transportation and Parking Demand Management (#71). *The Project sponsor has prepared a Transportation and Parking Demand Management (TDM) Plan that is capable of achieving the required twenty percent (20 percent) vehicle traffic reduction (VTR) and reducing parking demand generated by the Project. The TDM Plan indicates the estimated VTR for each identified strategy based on published research or guidelines where feasible.* a. ***Transportation and Parking Demand Management (TDM) Plan Required.*** *Prior to approval of construction-related permit.* The project applicant shall submit a Transportation and Parking Demand Management (TDM) Plan for review and approval by the City.	**Submit Approved Plan:** • Prior to development of any construction-related permit.	**Master Developer:** • Submit TDM Plan, including a VTR strategy, and ongoing monitoring and enforcement program	**City of Oakland, Bureau of Planning; Oakland Transportation Services Division:** • Review and approve TDM Plan.	Draft TDM Plan submitted to City (as appendix to the SEIR), dated December 2016.

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

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.13 Transportation and Traffic (cont.)					
Consistency with Adopted Policies, Plans or Programs Supporting Alternative Transportation (cont.)	i. The goals of the TDM Plan shall be the following: – Reduce vehicle traffic and parking demand generated by the project to the maximum extent practicable, consistent with the potential traffic and parking impacts of the project. – Achieve the following project vehicle trip reductions (VTR): ▪ Projects generating 50-99 net new a.m. or p.m. peak hour vehicle trips: 10 percent VTR ▪ Projects generating 100 or more net new a.m. or p.m. peak hour vehicle trips: 20 percent VTR – Increase pedestrian, bicycle, transit, and carpool/vanpool modes of travel. All four modes of travel shall be considered, as appropriate. – Enhance the City's transportation system, consistent with City policies and programs. ii. TDM strategies to consider include, but are not limited to, the following: – Inclusion of additional long-term and short-term bicycle parking that meets the design standards set forth in chapter five of the Bicycle Master Plan and the Bicycle Parking Ordinance (chapter 17.117 of the Oakland Planning Code), and shower and locker facilities in commercial developments that exceed the requirement. – Construction of and/or access to bikeways per the Bicycle Master Plan; construction of priority bikeways, on-site signage and bike lane striping. – Installation of safety elements per the Pedestrian Master Plan (such as crosswalk striping, curb ramps, count down signals, bulb outs, etc.) to encourage convenient and safe crossing at arterials, in addition to safety elements required to address safety impacts of the project.				

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

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.13 Transportation and Traffic (cont.)					
Consistency with Adopted Policies, Plans or Programs Supporting Alternative Transportation (cont.)	– Installation of amenities such as lighting, street trees, and trash receptacles per the Pedestrian Master Plan and any applicable streetscape plan. – Construction and development of transit stops/shelters, pedestrian access, way finding signage, and lighting around transit stops per transit agency plans or negotiated improvements. – Direct on-site sales of transit passes purchased and sold at a bulk group rate (through programs such as AC Transit Easy Pass or a similar program through another transit agency). – Provision of a transit subsidy to employees or residents, determined by the project applicant and subject to review by the City, if employees or residents use transit or commute by other alternative modes. – Provision of an ongoing contribution to transit service to the area between the project and nearest mass transit station prioritized as follows: 1) Contribution to AC Transit bus service; 2) Contribution to an existing area shuttle service; and 3) Establishment of new shuttle service. The amount of contribution (for any of the above scenarios) would be based upon the cost of establishing new shuttle service (Scenario 3). – Guaranteed ride home program for employees, either through 511.org or through separate program. – Pre-tax commuter benefits (commuter checks) for employees. – Free designated parking spaces for on-site car-sharing program (such as City Car Share, Zip Car, etc.) and/or car-share membership for employees or tenants.				

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

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.13 Transportation and Traffic (cont.)					
Consistency with Adopted Policies, Plans or Programs Supporting Alternative Transportation (cont.)	– On-site carpooling and/or vanpool program that includes preferential (discounted or free) parking for carpools and vanpools. – Distribution of information concerning alternative transportation options. – Parking spaces sold/leased separately for residential units. Charge employees for parking, or provide a cash incentive or transit pass alternative to a free parking space in commercial properties. – Parking management strategies including attendant/valet parking and shared parking spaces. – Requiring tenants to provide opportunities and the ability to work off-site. – Allow employees or residents to adjust their work schedule in order to complete the basic work requirement of five eight-hour workdays by adjusting their schedule to reduce vehicle trips to the worksite (e.g., working four, ten-hour days; allowing employees to work from home two days per week). – Provide or require tenants to provide employees with staggered work hours involving a shift in the set work hours of all employees at the workplace or flexible work hours involving individually determined work hours. The TDM Plan shall indicate the estimated VTR for each strategy, based on published research or guidelines where feasible. For TDM Plans containing ongoing operational VTR strategies, the Plan shall include an ongoing monitoring and enforcement program to ensure the Plan is implemented on an ongoing basis during project operation. If an annual compliance report is required, as explained below, the TDM Plan shall also specify the topics to be addressed in the annual report.				

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

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.13 Transportation and Traffic (cont.)					
Consistency with Adopted Policies, Plans or Programs Supporting Alternative Transportation (cont.)	b. ***TDM Implementation – Physical Improvements.*** *Prior to building permit final.* For VTR strategies involving physical improvements, the project applicant shall obtain the necessary permits/approvals from the City and install the improvements prior to the completion of the project.	**Implement Physical Improvements:** • Prior to the building permit final.	**Master Developer:** • Obtain the necessary City permits/approvals and install the improvements per the TDM.	**City of Oakland, Bureau of Planning; Oakland Transportation Services Division:** • Ensure the applicant obtains necessary permits/approvals; • Confirm installation of any improvements.	
	c. ***TDM Implementation – Operational Strategies.*** Ongoing. For projects that generate 100 or more net new a.m. or p.m. peak hour vehicle trips and contain ongoing operational VTR strategies, the project applicant shall submit an annual compliance report for the first five years following completion of the project (or completion of each phase for phased projects) for review and approval by the City. The annual report shall document the status and effectiveness of the TDM program, including the actual VTR achieved by the project during operation. If deemed necessary, the City may elect to have a peer review consultant, paid for by the project applicant, review the annual report. If timely reports are not submitted and/or the annual reports indicate that the project applicant has failed to implement the TDM Plan, the project will be considered in violation of the Conditions of Approval and the City may initiate enforcement action as provided for in these Conditions of Approval. The project shall not be considered in violation of this Condition if the TDM Plan is implemented but the VTR goal is not achieved.	**Implement Operational Strategies:** • Ongoing, for the first five years following completion of the project (or completion of each phase). **Submit Annual Compliance Reports** • Annually, for the first five years following completion of the project (or completion of each phase).	**Master Developer:** • Obtain the necessary City permits/approvals and install the improvements per the TDM. • Conduct and submit annual compliance reports. • If deemed necessary, pay for peer review consultant to review annual compliance reports.	**City of Oakland, Bureau of Planning; Oakland Transportation Services Division:** • Ensure the applicant obtains necessary permits/approvals; • Review and approve annual compliance reports, which may be conducted by a peer review consultant, paid for by the project applicant, if deemed necessary. • Initiate enforcement action if warranted based outcome of annual compliance reports	

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

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.13 Transportation and Traffic (cont.)					
Consistency with Adopted Policies, Plans or Programs Supporting Alternative Transportation (cont.)	**SCA TRA-2:** Bicycle Parking (#69). *Prior to approval of construction-related permit.* The project applicant shall comply with the City of Oakland Bicycle Parking Requirements (chapter 17.118 of the Oakland Planning Code). The project drawings submitted for construction-related permits shall demonstrate compliance with the requirements.	**Submit Plans:** • Prior to approval of any construction-related permit. **Implementation:** • Prior to building permit final, parking shall be installed.	**Each FDP Project Applicant:** • Submit project plans demonstrating compliance with the City's bicycle parking requirements.	**City of Oakland, Bureau of Planning; Oakland Transportation Services Division:** • Review and approve project plans for compliance with the City's bicycle parking requirements. • Verify project compliance per the approved plan.	
Construction-Period Impacts There may be short-term temporary, adverse effects on the circulation system during construction of each project phase but these would not rise to the level of a significant impact due to their temporary nature.	**SCA TRA-1:** Construction Activity in the Public Right-of-Way (#68). a. ***Obstruction Permit Required.*** *Prior to approval of construction-related permit.* The project applicant shall obtain an obstruction permit from the City prior to placing any temporary construction-related obstruction in the public right-of-way, including City streets and sidewalks.	**Obtain Approved Permit:** • Prior to approval of any construction-related permit. **Physical Conditions Assessment:** • Prior to building permit final.	**Master Developer and Each FDP Project Applicant:** • Obtain an obstruction permit to place any temporary construction-related obstruction in the public right-of-way.	**City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit; Public Works Agency:** • Review and approve obstruction permit application.	
	b. ***Traffic Control Plan Required.*** *Prior to approval of construction-related permit.* In the event of obstructions to vehicle or bicycle travel lanes, the project applicant shall submit a Traffic Control Plan to the City for review and approval prior to obtaining an obstruction permit. The project applicant shall submit evidence of City approval of the Traffic Control Plan with the application for an obstruction permit. The Traffic Control Plan shall contain a set of comprehensive traffic control measures for auto, transit, bicycle, and pedestrian detours, including detour signs if required, lane closure procedures, signs, cones for drivers, and designated construction access routes. The project applicant shall implement the approved Plan during construction.	**Submit Evidence of Approved Plan:** • Prior to obtaining an obstruction permit. **Implementation:** • Ongoing, throughout all construction activities.	**Master Developer and Each FDP Project Applicant:** • Submit and implement a Traffic Control Plan • Submit evidence of approved Plan with obstruction permit (per SCA TRA-1).	**City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit; Public Works Agency:** • Review and approve Traffic Control Plan. • Verify project compliance with the Plan during construction.	

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

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.13 Transportation and Traffic (cont.)					
Construction-Period Impacts (cont.)	c. ***Repair of City Streets.*** *Prior to building permit final.* The project applicant shall repair any damage to the public right-of way, including streets and sidewalks caused by project construction at his/her expense within one week of the occurrence of the damage (or excessive wear), unless further damage/excessive wear may continue; in such case, repair shall occur prior to approval of the final inspection of the construction-related permit. All damage that is a threat to public health or safety shall be repaired immediately.	**Implement Repairs:** • If no further damage/ excessive wear is expected, within one week of the occurrence of the damage (or excessive wear) and prior to building permit final. • If further damage/excessive wear may continue, prior to approval of the final inspection of the construction-related permit. **Conduct Conditions Assessment:** • Ongoing, and prior to final inspection of construction-related permit.	**Master Developer and Each FDP Project Applicant:** • Repair any damage or excessive wear caused to the public right-of way during project construction activities.	**City of Oakland, Bureau of Planning; Oakland Department of Transportation:** • Review and approve obstruction permit application. • Verify whether damage or excessive wear to public right-of-way has occurred during construction. If so, verify adequate repair or replacement by the project applicant.	
Vehicles Miles of Travel	**SCA TRA-4:** Transportation and Parking Demand Management *(See under Section 4.13, Transportation/ Traffic - Detailed Policies, Plans or Programs Supporting Alternative Transportation)*				
Compliance with Required Transportation Improvements	*Any differing requirements stated in the traffic mitigation measures in this SCAMMRP supersede this SCA.* **SCA TRA-5:** Transportation Improvements (#70). *Prior to building permit final or as otherwise specified.* The project applicant shall implement the recommended on- and off-site transportation-related improvements contained within the Transportation Impact Study for the project (e.g., signal timing adjustments, restriping, signalization, traffic control devices, roadway reconfigurations, and pedestrian and bicyclist amenities). The project applicant is responsible for funding and installing the improvements, and shall obtain all necessary permits and approvals from the City and/or other applicable regulatory agencies such as, but not limited to, Caltrans (for improvements related to Caltrans facilities) and the California Public Utilities Commission (for improvements related to railroad crossings), prior to installing the improvements. To implement this measure	**Submit PS&E and Plans:** • Prior to development trigger (as specified in relevant mitigation measures).	**Master Developer:** • Submit PS&E and signal timing plans.	**City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit (for subdivision improvements); Bureau of Building – Zoning Inspections; Oakland Transportation Services Division; Caltrans:** • Review and approve PS&E and signal timing plans.	

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

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.13 Transportation and Traffic (cont.)					
Compliance with Required Transportation Improvements (cont.)	for intersection modifications, the project applicant shall submit Plans, Specifications, and Estimates (PS&E) to the City for review and approval. All elements shall be designed to applicable City standards in effect at the time of construction and all new or upgraded signals shall include these enhancements as required by the City. All other facilities supporting vehicle travel and alternative modes through the intersection shall be brought up to both City standards and ADA standards (according to Federal and State Access Board guidelines) at the time of construction. Current City Standards call for, among other items, the elements listed below: a. 2070L Type Controller with cabinet accessory b. GPS communication (clock) c. Accessible pedestrian crosswalks according to Federal and State Access Board guidelines with signals (audible and tactile) d. Countdown pedestrian head module switch out e. City Standard ADA wheelchair ramps f. Video detection on existing (or new, if required) g. Mast arm poles, full activation (where applicable) h. Polara Push buttons (full activation) i. Bicycle detection (full activation) j. Pull boxes k. Signal interconnect and communication with trenching (where applicable), or through existing conduit (where applicable), 600 feet maximum l. Conduit replacement contingency m. Fiber switch n. PTZ camera (where applicable) o. Transit Signal Priority (TSP) equipment consistent with other signals along corridor p. Signal timing plans for the signals in the coordination group				

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

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.13 Transportation and Traffic (cont.)					
Compliance with Regulatory Permits and Authorizations from Other Agencies (cont.)	*Any differing requirements stated in the traffic mitigation measures in this SCAMMRP supersede this SCA.* **SCA GEN-1:** Regulatory Permits and Authorizations from Other Agencies (#15). *Prior to activity requiring permit/authorization from regulatory agency.* The project applicant shall obtain all necessary regulatory permits and authorizations from applicable resource/regulatory agencies including, but not limited to, the Regional Water Quality Control Board, Bay Area Air Quality Management District, Bay Conservation and Development Commission, California Department of Fish and Wildlife, U. S. Fish and Wildlife Service, and Army Corps of Engineers and shall comply with all requirements and conditions of the permits/ authorizations. The project applicant shall submit evidence of the approved permits/authorizations to the City, along with evidence demonstrating compliance with any regulatory permit/authorization conditions of approval.				
4.14 Utilities and Service Systems					
Impact UTIL-1: Sanitary wastewater generated by construction and operation of the proposed Project would not exceed wastewater treatment requirements of the San Francisco Bay Regional Water Quality Control Board nor result in a determination by the wastewater treatment provider that it does not have adequate capacity to serve the Project's projected demand. (Criteria a and d) (Less than Significant with SCAs)	**SCA UTIL-4:** Sanitary Sewer System (#79). *Prior to approval of construction-related permit.* The project applicant shall prepare and submit a Sanitary Sewer Impact Analysis to the City for review and approval in accordance with the City of Oakland Sanitary Sewer Design Guidelines. The Impact Analysis shall include an estimate of pre-project and post-project wastewater flow from the project site. In the event that the Impact Analysis indicates that the net increase in project wastewater flow exceeds City-projected increases in wastewater flow in the sanitary sewer system, the project applicant shall pay the Sanitary Sewer Impact Fee in accordance with the City's Master Fee Schedule for funding improvements to the sanitary sewer system.	**Submit Plan:** • Prior to approval of any construction-related permit. **Conduct Work Per Approved Plan:** • Ongoing, throughout all construction activities and project operations. **Pay Fee:** • Prior to approval of any improvements to the sanitary sewer system.	**Master Developer and Each FDP Project Applicant:** • Submit a Sanitary Sewer Impact Analysis. • Comply with wastewater flow estimates identified in the Analysis. • Pay Sanitary Sewer Impact Fee as needed for system improvements.	**City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Division:** • Review and approve Sanitary Sewer Impact Analysis.	

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

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

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

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.14 Utilities and Service Systems (cont.)					
Impact UTIL-2 (cont.)	**SCA UTIL-5:** Storm Drain System (#80). *Prior to approval of construction-related permit.* The project storm drainage system shall be designed in accordance with the City of Oakland's Storm Drainage Design Guidelines. To the maximum extent practicable, peak stormwater runoff from the project site shall be reduced by at least 25 percent compared to the pre-project condition.	**Submit Plan:** • Prior to approval of any construction-related permit. **Conduct Work Per Approved Plan:** • Ongoing, throughout all construction activities and project operations.	**Master Developer and Each FDP Project Applicant:** • Submit Storm Drainage Design Plans pursuant to City guidelines and performance measures.	**City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Division; Bureau of Building (single lot developments):** • Review and approve Storm Drainage Design Plans.	
Impact UTIL-3: The water demand generated by the proposed Project would not exceed water supplies available to serve the Project from existing entitlements and resources, but would result in construction of water facilities and expansion of existing facilities, construction of which would not cause significant environmental effects. (Criterion c) (Less than Significant with SCA)	**SCA UTIL-6:** Water Efficient Landscapes (WELO). *Prior to approval of construction-related permit.* The following condition applies to all landscape projects (the total area of planting, turf, and water features) that meet one of the following criteria: a. New Construction Projects with an aggregate landscape area equal to or greater than 500 sq.ft. (For the purpose of this condition "New Construction" means a new building with a landscape or other new landscape not associated with a building); b. Rehabilitated Landscape Projects with an aggregate landscape area equal to or greater than 2,500 sq. ft. (For the purpose of this Condition "Rehabilitated" means any re-landscaping project); ***New Water Efficient Landscapes - WELO*** Requirement: The project applicant shall comply with California's Water Efficient Landscape Ordinance (WELO) in order to reduce landscape water usage. For any landscape project with an aggregate (total noncontiguous) landscape area equal to 2,500 sq. ft. or less. The project applicant may implement either the Prescriptive Measures or the Performance Measures, of, and in accordance with the California's Model Water Efficient Landscape Ordinance. For any landscape project with an aggregate (total noncontiguous) landscape area over 2,500 sq. ft., the project applicant shall implement the Performance Measures in accordance with the WELO.	**SITEWIDE MASTER PLAN** **Submit Plan:** • Prior to approval/issuance of grading permit for the Master Landscape Plan per the Master Developer FDP. **Implementation:** • Ongoing, throughout all construction activities and project operations. **Submit a Certificate of Completion:** • Upon installation of Master Landscape Plan and irrigation system. **FDP PROJECTS** **Submit Plan:** • Prior to approval of final landscape plan for each project FDP. **Implementation:** • Ongoing, throughout all construction activities and project operations.	**Master Developer and Each FDP Project Applicant:** • Submit plans that comply with WELO to reduce landscape water usage, incorporating either the Prescriptive Measures or the Performance Measures. • Incorporate requirements into Soil Management Report (SCA GEO-1), Landscape Design Plan and Irrigation Design Plan (SCA AES-2), and Grading Plans • Submit a Certificate of Completion and landscape and irrigation maintenance schedule to City and EBMUD.	**City of Oakland, Bureau of Planning; Bureau of Building:** • Review and approve all landscape plans and projects for incorporation of measures compliant with WELO. **City of Oakland, Bureau of Planning; Bureau of Building – Zoning Inspections; EBMUD:** • Confirm receipt of Certification of Completion.	

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

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.14 Utilities and Service Systems (cont.)					
Impact UTIL-3 (cont.)	Prescriptive Measures: Prior to construction, the project applicant shall submit documentation showing compliance with Appendix D of California's Model Water Efficient Landscape Ordinance (see website below starting on page 23). http://www.water.ca.gov/wateruseefficiency/landscapeordinance/docs/Title%2023%20extract%20-%20Official%20CCR%20pages.pdf Performance Measures: Prior to construction, the project applicant shall prepare and submit a Landscape Documentation Package for review and approval, which includes the following a. Project Information: i. Date, ii. Applicant and property owner name, iii. Project address, iv. Total landscape area, v. Project type (new, rehabilitated, cemetery, or home owner installed), vi. Water supply type and water purveyor, vii. Checklist of documents in the package, and viii. Applicant signature and date with the statement: "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package." b. Water Efficient Landscape Worksheet i. Hydrozone Information Table ii. Water Budget Calculations with Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use c. Soil Management Report d. Landscape Design Plan e. Irrigation Design Plan, and f. Grading Plan	**Submit a Certificate of Completion:** • Upon installation of the landscaping and irrigation systems for each project FDP.			

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

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Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.14 Utilities and Service Systems (cont.)					
Impact UTIL-3 (cont.)	**SCA HYD-2:** State Construction General Permit *(See under Impact HYD-1)* **SCA NOI-1:** Construction Days/Hours *(See under Impact NOI-1)* **SCA NOI-2:** Construction Noise *(See under Impact NOI-1)* **SCA NOI-4:** Project-Specific Construction Noise Reduction Measures *(See under Impact NOI-1)* **SCA NOI-5:** Construction Noise Complaints *(See under Impact NOI-1)***SCA TRA-1**: Construction Activity in the Public Right-of-Way *(See under Section 4.13, Transportation/Traffic - Detailed Policies, Plans or Programs Supporting Alternative Transportation)*				
Impact UTIL-4: The Project would be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs and would not require the construction of landfill facilities or expansion of existing facilities, construction of which could cause significant environmental effects nor would it violate applicable federal, state, and local statutes and regulations related to solid waste. (Criteria e and f) (Less than Significant with SCAs)	**SCA UTIL-1:** Construction and Demolition Waste Reduction and Recycling (#74). *Prior to approval of construction-related permit*. The project applicant shall comply with the City of Oakland Construction and Demolition Waste Reduction and Recycling Ordinance (chapter 15.34 of the Oakland Municipal Code) by submitting a Construction and Demolition Waste Reduction and Recycling Plan (WRRP) for City review and approval, and shall implement the approved WRRP. Projects subject to these requirements include all new construction, renovations/alterations/modifications with construction values of $50,000 or more (except R-3 type construction), and all demolition (including soft demolition) except demolition of type R-3 construction. The WRRP must specify the methods by which the project will divert construction and demolition debris waste from landfill disposal in accordance with current City requirements. The WRRP may be submitted electronically at www.greenhalosystems.com or manually at the City's Green Building Resource Center. Current standards, FAQs, and forms are available on the City's website and in the Green Building Resource Center.	**Submit WRRP:** • Prior to approval of any construction-related permit. **Conduct Work Per Approved Plan:** • Ongoing, throughout all construction activities.	**Master Developer and Each FDP Project Applicant:** • Submit Construction and Demolition Waste Reduction and Recycling Plan (WRRP).	**City of Oakland, Bureau of Planning; Public Works – Environmental Services:** • Review and approve WRRP.	

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

Impact (for Reference)	Mitigation Measures and/or Standard Condition of Approval (SCA), and SCA Implementation Measures	Timing	Implementation Responsibility & Action	Monitoring Responsibility & Action	Date Completed / Signature
4.14 Utilities and Service Systems (cont.)					
Impact UTIL-4 (cont.)	**SCA UTIL-3:** Recycling Collection and Storage Space (#76). *Prior to approval of construction-related permit*. The project applicant shall comply with the City of Oakland Recycling Space Allocation Ordinance (chapter 17.118 of the Oakland Planning Code). The project drawings submitted for construction-related permits shall contain recycling collection and storage areas in compliance with the Ordinance. For residential projects, at least two cubic feet of storage and collection space per residential unit is required, with a minimum of ten cubic feet. For nonresidential projects, at least two cubic feet of storage and collection space per 1,000 square feet of building floor area is required, with a minimum of ten cubic feet.	**Submit Plans:** • Prior to approval of any construction-related permit. **Conduct Work Per Ordinance:** • Ongoing, throughout all construction activities and project operations.	**Each FDP Project Applicant:** • Submit and implement project plans demonstrating compliance with the Oakland Recycling Space Allocation Ordinance.	**City of Oakland, Bureau of Planning:** • Review and approve project plans for compliance with the Ordinance.	
Impact UTIL-5: The proposed Project would not violate applicable federal, state and local statutes and regulations relating to energy standards nor would it result in a determination by the energy provider that it would not have adequate capacity to serve the Project's projected demand. (Criteria g and h) (Less than Significant)	**SCA GHG-1:** Greenhouse Gas (GHG) Reduction Plan (GGRP) *(See under Impact GHG-1)* **SCA GHG-2:** Green Building Requirements – Bay Friendly Landscape *(See under Impact GHG-1)*				
Impact UTIL-6: The Project would not have a considerable contribution to any cumulative impacts related to utilities and service systems, considering the combined effect of the Project, and past, present, approved, pending, and reasonably foreseeable future projects in the area and citywide. (Less than Significant with SCAs)	**SCA AIR-1:** Construction-Related Air Pollution Controls (Dust and Equipment Emissions) *(See under Impact AIR-1)* **SCA BIO-1:** Tree Removal During Bird Breeding Season *(See under Impact BIO-1)* **SCA BIO-3:** Creek Protection Plan *(See under Impact BIO-2)* **SCA BIO-4:** Dewatering/Diversion *(See under Impact BIO-4)* **SCA CUL-2:** Archaeological and Paleontological Resources – Discovery During Construction *(See under Impact CUL-3)*				

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

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