

CITY OF ALAMEDA RESOLUTION NO. 15689

APPROVING TENTATIVE MAP NO. 8561 FOR THE SUBDIVISION OF
ELEVEN LOTS ON APPROXIMATELY 12.07 ACRES AT THE NORTH
HOUSING SITE LOCATED AT 501 MOSLEY AVENUE (PLN20-0099)

WHEREAS, an initial application was made on February 24, 2020 by Alameda Housing Authority (AHA) for Tentative Map approval to create eleven (11) lots on approximately 12.07 acres of land at 501 Mosley Avenue in the City of Alameda in accordance with Government Code Section 65913.4 providing for ministerial approval of infill affordable housing projects. The initial application also sought approval of a Development Plan and Density Bonus (PLN20-0099); and

WHEREAS, the subject property is designated Medium Density Residential on the General Plan Diagram, and is designated a Housing Opportunity Site for multifamily lower income households in the General Plan Housing Element; and

WHEREAS, the subject property is located in a R-4-PD Neighborhood Residential Planned Development District with Multifamily Housing Overlay; and

WHEREAS, on August 17, 2020, the Planning Board held a duly noticed public hearing and adopted Resolution No. PB-20-16 approving the Development Plan and Density Bonus application No. PLN20-0099 and finding that the proposed development of the property is eligible for review under Government Code Section 65913.4, thereby qualifying the project for streamlined ministerial review; and

WHEREAS, on the same date, following a duly noticed public hearing, the Planning Board adopted Resolution No. PB-20-17 recommending the City Council approve Tentative Map Tract No. 8561 to allow the subdivision of eleven lots on approximately 12.07 acres; and

WHEREAS, subdivision of the property will facilitate the development of the North Housing site consistent with the General Plan and approved Development Plan; and

WHEREAS, subdivision of the property will occur in phases consistent with the tentative map application; and

WHEREAS, on September 15, 2020, the City Council reviewed Tentative Map Tract No. 8561 and all pertinent maps, documents, and exhibits and determined that the Tentative Map is consistent with the General Plan, Alameda Municipal Code, Development Plan, and applicable zoning and subdivision requirements for the property.

NOW, THEREFORE, BE IT RESOLVED, that the City Council makes the following findings relative to Tentative Map Tract No. 8561:

SUBDIVISION FINDINGS

1. **The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan and Zoning.** The proposed subdivision is consistent with the site's General Plan Medium Density Residential Designation and Multifamily Residential Zoning Designations (R-4/PD/MF Neighborhood Residential, Planned Development, and Multifamily Housing Combining District). The development of the site is designed to serve a mix of housing types including permanent supportive housing, affordable senior housing, and affordable family housing. The building types are multifamily. The subdivision provides for the improvement of the 12.07 acre site with internal roadways, sidewalks, paths, and infrastructure. It creates four residential blocks to be developed in three phases over the next 10 years. The lots vary in size from approximately one half acre to 1.5 acres in size.
2. **The site is physically suitable for the type and density of development.** The subdivision facilitates development of the North Housing site consistent with the approved development plan, and is intended to provide a mixed income residential neighborhood to alleviate housing and affordability problems. The site is physically suitable for the type and density of the development. The site is flat and surrounded by existing residential developments, public infrastructure, and public recreational facilities, and is located with one block of an existing transit route and within walking distance to a ferry terminal. The proposed subdivision of the approximately 12.07-acres of land will not exceed a maximum development of 581 units.
3. **The proposed design of the subdivision and improvements, as conditioned, will not cause environmental damage or substantially and avoidably injure fish or wildlife or their habitat.** The proposed design of the subdivision and improvements, as conditioned, will not cause environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The site does not include construction of any improvements within water bodies or in areas that have not previously been used for residential purposes.
4. **The design of the subdivision and its improvements will not conflict with easements acquired by the public at large for access through or use of property within the subdivision.** The proposed subdivision provides all necessary easements for future utilities, services, and vehicular, bicycle and pedestrian access.
5. **The design of the subdivision and its improvements will not cause serious public health problems.** The design of the subdivision and the type of improvements are not likely to cause serious public health problems, because the project site will be served by public sewer and water facilities and the review process of the subdivision has taken those concerns into consideration and has found the proposal in conformance with City standards.
6. The subdivision will not result in the discharge of waste into the sewer system that would violate regional water quality control regulations.

7. In approving the tentative map, the City Council has considered its effect upon the housing needs of the region, balanced with the public service needs of Alameda residents and available fiscal and environmental resources.

SB 35 FINDINGS (GOVERNMENT CODE SECTION 65913.4)

As set forth in detail in the Planning Board Resolution No. PB-20-16 approving the Development Plan and Density Bonus Application PLN20-0099, the proposed project is eligible for streamlined review pursuant to Government Code Section 65913.4. The Government Code Section 65913.4 Findings in Planning Board Resolution No. PB-20-16 are incorporated by reference as though fully set forth herein.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS

The Tentative Map Tract 8561 complies with the requirements of California Government Code Section 65913.4 for streamlined ministerial review, is consistent with the requirements in Government Code Section 65913.4(a)(9), is consistent with all objective subdivision standards in the local subdivision ordinance, and, therefore, is exempt from environmental review under CEQA pursuant to California Government Code Section 65913.4. No further environmental review is required; and

BE IT FURTHER RESOLVED, that the City Council hereby approves Tentative Map Tract 8561, PLN20-0099, subject to the following conditions of approval:

Mapping Conditions:

1. All maps filed pursuant to this approval shall be in substantial compliance with the map titled, "TENTATIVE MAP NORTH HOUSING" prepared by CARLSON, BARBEE & GIBSON, INC, dated July 22, 2020, and on file in the office of the Alameda Planning, Building & Transportation Department.
2. The Final Map(s) shall be in substantial compliance with the Tentative Map. The Tentative Map may be finalized in phases. Prior to the approval of the first Final Map(s) that includes improvements, all applicable conditions of approval of the approved Tentative Map shall be satisfied.
3. The subdivider shall record the first Final Map that includes improvements within twenty- four (24) months of approval, or conditional approval of the Tentative Map by the City Council. The City may, upon the subdivider's application filed before the Tentative Map's expiration date, extend its life for an additional period or periods not to exceed six (6) years in accordance with state law.
4. Prior to the City Council approval of the Final Map(s), the Applicant shall submit a Mylar copy and a CAD file of the Final Map.

5. Prior to approval of Final Map(s), the following shall be required: a refundable cashier's check in the amount of \$400 to guarantee a Mylar copy of the recorded Parcel or Final Map(s); payment for all reasonable office and engineering costs, including overhead, in conjunction with reviewing the Final Map(s) and associated improvement plans and easements; three copies of the approved on-site/off-site civil improvement plans and landscape plans, along with a velum or other reproducible set (plans only); and a CD or DVD digital copy acceptable to the City Engineer.
6. Prior to issuance of site improvement permit for work within jurisdictional lands, the applicant shall provide evidence that all required approvals, permits, or waivers, Regional Water Quality Control Board (RWQCB), including a possible 401 Certification for the construction of a storm water outfall, and/or the Army Corps of Engineers, if any, have been obtained. The final improvement plans shall incorporate all other agency requirements.

General Conditions

7. On and off-site Improvement Plan approval is required prior to the issuance of each Building Permit.
8. The project shall be designed to accommodate three waste streams: recycling, organics, and trash; as required by the Alameda County Waste Management Authority's Mandatory Recycling Ordinance (ACWMA Ord. 2012-01).
9. The design, location, access, and provisions for waste hauler collection of all external enclosures for solid waste, recycling, and organics shall be of sufficient size and design to serve the development as approved by the Public Works Department prior to approval of the improvements plans, parcel/final map(s), or the building permit, whichever comes first. If no building permit is required, the plans must be approved by the PWD prior to establishment of the use.
10. Trash enclosure(s) shall comply with Best Management Practices in accordance with the Clean Water Act. These facilities shall be designed to prevent water run-on to the area, runoff from the area, and to contain litter, trash and other pollutants, so that these materials are not dispersed by the wind or otherwise discharged to the storm drain system. Any trash enclosure facilities with a water supply shall also drain to the sanitary sewer.
11. The Development shall comply will Chapter 21, Article 6 of the Alameda Municipal Code and submit a Waste Management Plan documenting the diversion of project related construction and demolition debris to the satisfaction of the Public Works Director.

12. The landscape and irrigation plans for on-site and public right-of-way improvements shall be prepared, and signed and stamped as approved, by a licensed landscape architect. The plans shall be in accordance with the objective standards in the most recent version of the "Bay-Friendly Landscape Guidelines" developed by StopWaste.Org, and the Bay Friendly Coalition, the AMC, the Alameda Master Tree Plan, the Alameda Tree Removal Policy, the Integrated Pest Management Policy, as well as conditions of approval by the Planning Board, and other applicable objective standards, as applicable. Landscaping shall be designed to promote low maintenance plant material and xeriscaping.
13. The Developer shall obtain all necessary permits from other regulatory agencies for projects within sensitive areas or which have significant storm water pollution potential. Other regulatory agencies include, but are not limited to, the Regional Water Quality Control Board, Department of Fish and Wildlife, Army Corps of Engineers, and the Bay Conservation and Development Commission.
14. Construction activities are restricted to the hours of 7:00 a.m. to 7:00 p.m., Monday through Friday and 8:00 a.m. to 5:00 p.m. on Saturday, unless a permit is first secured from the City Manager or designee based upon a showing of significant financial hardship.
15. Record drawings (as-builts) of improvements to the satisfaction of the City Engineer shall be provided in both paper and electronic format prior to final occupancy and/or subdivision acceptance and release of bonds.
16. Fees for plan checking, permit issuance, inspections, and approval shall be calculated in accordance with the latest Master Fee Schedule as approved by the City Council.
17. A title report dated within the last six months shall be submitted to identify current ownership, existing easements, and land use restrictions.
18. An Encroachment Permit is required for all work within the Public Right-of-Way. An issued Encroachment Permit is required prior to issuance of any Building Permits for the proposed development.
19. The applicant is encouraged to contact the Public Works Department at 510-747-7930 to schedule a pre-application meeting prior to the first submittal of any subdivision maps or improvement plans to discuss submittal requirements, project review timeline, and fees associated with the processing, filing, and construction of this development.

Subdivision Requirements

20. The development of streets, utility, and other infrastructure shall be phased as defined in the North Housing Development Plan dated August 17, 2020

(Development Plan) and approved by the City under separate resolution. Each phase of development shall provide the necessary street, utility, and other infrastructure to support that phase, meet the needs for public access, multimodal traffic circulation, objective City design standards, access for emergency vehicles, trash collection vehicles, and tenant and resident circulation.

21. All subsequent submittals shall be consistent with the Tentative Map and the Development Plan and shall be in compliance with objective subdivision standards in Chapter 30, Article 6 of the Alameda Municipal Code (Real Estate Subdivision Regulations) and Chapter 22 of the Alameda Municipal Code (Streets and Sidewalks) as determined by the City Engineer and all objective requirements in plans, standards, policies and guidelines including Alameda's Municipal Code (AMC), Standard Plans and Specifications, and Standard Subdivision Specifications and Design. In order to implement said objective standards, the City Engineer may exercise his/her professional judgment that is within nationally accepted engineering standards and practices. All documents can be found at the City's Public Works webpage, under Key Documents, at <https://www.alamedaca.gov/Departments/Public-Works>.
22. The Applicant shall enter into a Subdivision Improvement Agreement with the City, pay all fees, and provide a security in a form and amount acceptable to the City prior to approval of parcel/final map.
23. An engineer's cost estimate for frontage and site improvements shall be submitted.
24. The Final Map shall show all existing and proposed easement locations, uses and recording information. The Owner's Statement shall list all public right-of-way and easements to be dedicated and the Certificate of City Clerk shall list all public easements and right-of-way to be abandoned with recording information as part of the parcel/final map.

Improvement Plans

25. The Applicant shall submit for review and approval construction Improvement Plans for all on- and off-site improvements, including design calculations, for all improvements listed below, as applicable. The plans shall be prepared, signed, and stamped as approved by a registered civil engineer licensed in the State of California. The Improvement Plans, which may be submitted in phases shall be approved by the Public Works Department prior to approval of the Final / Parcel Map or issuance of a Building Permit for the development.
26. The street section for any private access roads shall be designed by a registered civil engineer and is subject to approval by the City Engineer.
27. Street lighting, including lighting on any part of Lakehurst not previously upgraded by the adjacent property owner, shall be designed in accordance with the City of

Alameda Street Lighting Design Guide, latest edition. A photometric study shall be provided with the improvement plans. Any adjustments to bring street lighting up to City standards will be incorporated into final permit drawings.

28. The Applicant shall submit a soils investigation and geotechnical report for the proposed development, subject to the review and approval of the City Engineer. The report shall address the structural and environmental analysis of existing soils and groundwater and provide recommendations for all grading, retaining walls, bulkheads, surface and sub- surface drainage, lot drainage, utility trench backfilling, and pavement design. The improvement plans shall incorporate all design and construction criteria specified in the report and shall be reviewed and signed by the Soils Engineer specifying that all recommendations within the report have been followed.
29. Any retaining walls, which are adjacent to a property line, shall be masonry, metal, or concrete. Any existing retaining walls to remain are to be evaluated by the Applicant's geotechnical/structural engineer for integrity and applicability to the geotechnical engineer's recommendations.
30. The geotechnical/soils engineer shall submit a letter report to the City at completion of construction certifying that grading, drainage and backfill installation was performed in general compliance with recommendations in the geotechnical report. All material testing reports shall be attached to the certification letter report.
31. All developments shall be designed to account for future predicted sea level rise to Elevation 13 feet, NAVD88 Datum. The project shall also be designed to accommodate additional future adaptability provisions for sea level rise above Elevation 13 feet.

Drainage

32. All on site surface drainage shall be collected and conveyed in an adequately designed underground storm drainage system in a manner to be approved by the City Engineer. The downstream drainage system shall be analyzed and inadequacies, if any, corrected as determined by the City Engineer. The site shall be graded so that no additional runoff is directed to and so as not to impede runoff from adjacent properties.
33. A storm drainage hydrology analysis, identifying the total peak drainage flow quantities to be generated by the proposed development shall be prepared in accordance with the Alameda County Flood Control District Hydrology and Hydraulics Manual by a registered civil engineer licensed in the State of California and submitted as part of the construction improvement plans. The City will provide this data to an independent consultant who will assess the impact of the proposed development on the City's storm drainage system using a hydraulic model and determine the improvements, if any, to ensure sufficient capacity for this project

and anticipated cumulative growth in the associated drainage basin. The Applicant shall include the recommended improvements into the project's improvements.

Storm water Quality Protection and Treatment

34. All projects shall incorporate permanent storm water low impact development (LID) design techniques and source control measures to manage the quantity and quality of storm water runoff from the planned development to prevent and minimize impacts to water quality, in accordance with the City of Alameda's National Pollution Discharge Elimination System (NPDES) Municipal Storm water Permit, and consistent with the latest version of the Alameda County Clean Water Program's Provision C3 Technical Guidance Manual. Project plans shall indicate the efforts taken to minimize impervious surface areas, especially directly connected impervious surface areas.
35. The development shall incorporate permanent post-construction storm water quality controls in accordance with the City of Alameda's National Pollution Discharge Elimination System (NPDES) Permit. Storm water design and treatment measures shall be constructed consistent with the latest version of the Alameda County Clean Water Program's Provision C3 Technical Guidance Manual.
36. The development is subject to full trash capture requirements of the City's NPDES permit. A full trash capture system or device is any single device or series of devices that traps all particles retained by a 5mm mesh screen and has a design treatment capacity of not less than the peak flow rate Q resulting from a one-year, one-hour storm in the sub- drainage area. Improvement Plan sheets shall include location, detail and cross-sectional drawings of the storm water full trash capture device(s) necessary to treat the entirety of the site.
37. Prior to the issuance of any permits for the development, the Applicant shall submit a Storm water Quality Management Plan complete with the individual drainage management areas identified, a completed Storm water Requirements Checklist, and a stamped, signed City of Alameda C3 certification form from a qualified independent civil engineer with storm water treatment facility design experience, licensed in the State of California, and acceptable to City Engineer that indicates the LID and treatment measure designs of the improvement plans and Storm water Quality Management Plan meet the established sizing design criteria for storm water treatment measures. The Civil Improvement Plans shall be consistent with the approved Storm water Quality Management Plan submittal.
38. Prior to the issuance of any permits for the project, the Applicant shall submit for review and approval by City Engineer a Storm water C3-LID Measures Operations and Maintenance (O&M) Plan that provides a thorough discussion of the inspection, operations and maintenance requirements of all of the storm water treatment, including trash capture, and LID design measures at the site. This O&M

Plan shall be consistent with the City of Alameda's C3-LID Measures O&M Plan Checklist.

39. Prior to project acceptance and any certificate of occupancy, the Property Owner(s) shall execute a Storm water Treatment Measures Maintenance Agreement with the City, and recorded against the property title, complete with an approved O&M Plan, the template for annual self-reporting, and assurances for property access for City verification inspections.
40. Prior to project acceptance and any certificate of occupancy, the Applicant shall submit a Certification Report (Report) prepared by a registered civil engineer, licensed in the State of California, affirming that all project site storm water treatment measures have been constructed per the City approved plans and specifications. As appropriate, the Report shall include, but not be limited to, assurances that: imported materials used for the treatment measure(s) are certified by the supplier; installation of these materials are per approved plans and specifications and meet the intent of the design engineer; required on-site testing results conform with approved plans and specifications; treatment measures conform to dimensions, grades and slopes on approved plans and specifications; all structural features of the treatment measures comply with plan specifications; the irrigation system is installed and functions as designed; healthy vegetation/ground cover is installed as shown on plans. The Report shall be submitted in a form acceptable to the City Engineer.
41. The developer shall comply with the State Water Quality Control Board's Construction General Permit requirements. Copies of the required "Notice of Intent" (NOI) and "Storm Water Pollution Prevention Plan" (SWPPP) along with the WDID# shall be submitted to the City Engineer prior to the issuance of the Permit for any site work. The SWPPP shall utilize the California Storm Water Best Management Practices Handbook for Construction Activities, the ABAG Manual of Standards for Erosion & Sediment Control Measures, the City's Grading and Erosion Control ordinances, the City's "Urban Runoff Best Management Practices Standards", and other generally accepted engineering practices for construction activity pollution prevention, sediment, and erosion control.
42. Prior to the issuance of any building or demolition permit, the applicant shall assess and verify for the potential of PCBs in Building Demolition materials by:
 - Reviewing the packet "PCBs in Priority Building Materials: Model Screening Assessment Applicant Package (August 2018)" (Packet);
 - Completing the two-page "PCBs Screening Assessment Form" AND submitting a signed copy to Public Works for review; AND
 - IF Part 3 of the "PCBs Screening Assessment Form" is applicable and necessary, submit all necessary assessment records also referenced in attached guidance document prior to issuance of building/demolition permit

AND provide verification to the City prior to close out of the permit of the proper management and disposal of the relevant materials.

43. The Applicant shall pay for any required cleanup, testing, and City administrative costs resulting from consequence of construction materials entering the storm water system and/or waters of the State.

Traffic and Transportation

44. Paseos bordering Habitat Parcel: The Final Map shall provide emergency access and public access easements on the Paseo as provided in the Development Plan that exists on the north side of Block C Lot 4, and south edge of the parcel labeled "Habitat for Humanity". The center line for the Paseo is the northern property line on Block C Lot 4. Construction of the full width of the paseo shall be completed prior to occupancy of any building in Phase 2 of the project, unless alternative emergency and public access is provided to the satisfaction of the Fire Chief and the Director of Planning, Building and Transportation.
45. Internal "Mabuhay" Street. The developer shall construct and dedicate to the public full street improvements for the entirety of Mabuhay Street including concrete curb, gutter, sidewalk, curb ramps, paving, drainage system, streetlights and street trees, all to the satisfaction of the City Engineer. The street may be developed in two segments, provided that Mabuhay Street abutting Phase 1 shall be completed prior to occupancy of Phase 1, and no building in Phase 2 can be occupied until completion of Mabuhay Street from Mosley to Singleton.
46. Design Standards. Transportation facilities, including streets, sidewalks, pathways, parking lots, striping, signage, and signalization, shall be designed in accordance with objective standards in Alameda's Bicycle Facility Design Standards; Pedestrian Design Guidelines; and guidelines for multiway stop signs, crosswalks, and pedestrian paddles; as well as the Caltrans Design Manual and Standard Plans and the California MUTCD.
47. Design Analysis. Prior to approval of Improvement Plans for each phase of the project, the applicant shall provide for the review and approval of the Public Works Director or his or her designee a phase specific analysis prepared by a qualified Traffic Engineer to ensure the project will have safe multimodal operations and site access. The improvement plans shall include on-site access for all modes, including pedestrian, bicycle, ADA, and turning movement analysis for fire trucks and waste management.
48. PTCP. Prior to the issuance of an Encroachment Permit, a Pedestrian and Traffic Control Plan (PTCP) that addresses pedestrian circulation around the site and parking and/or travel lane closures on the surrounding streets shall be submitted for review and approval by the City Engineer.

49. **Parking Design.** Parking layout shall be constructed in conformance with objective standards in City's off-street parking design standards, Alameda Municipal Code Chapter 30, Article 1, Section 30-7, Off-Street Parking and Loading Space Regulations. Accessible stalls, ramps, loading and unloading platforms including for vans, slope and grade of ramps, landings and stalls, signs, striping, logo, width of landings and such details as are required shall comply with applicable City and State Standards.
50. No signs shall be installed or mounted on street light poles owned and/or maintained by the City. All new signs shall be installed on dedicated sign posts.

Utilities

51. Sanitary sewerage shall be in accordance with the EBMUD Regional Standards for Sanitary Sewer Installation.
52. A sanitary sewage flow analysis identifying the total peak sanitary sewage flow quantities to be generated by the proposed development, shall be prepared by a registered civil engineer licensed in the State of California and submitted as part of the construction improvement plans. The analysis shall identify required improvements, if any, to ensure sufficient sewage capacity for this project and anticipated cumulative growth in the associated sewer sub-area.
53. The Applicant shall include the City and EBMUD recommended improvements, if any, from the sewer study into the project's improvements plans prior to approval of the improvement plan or parcel/final map, whichever comes first. All permits, easements, and/or approvals for modifications to the sewer system required by EBMUD shall be obtained prior to the Final Map.
54. The City participates in the EBMUD Regional Private Sewer Lateral Program; therefore the Applicant shall comply with the provisions of this program prior to the issuance of Certificate of Occupancy. Each parcel within the subdivision must be issued a Compliance Certificate by EBMUD. Please review the program requirements and cost for Compliance Certificates: <http://www.eastbaypsl.com/eastbaypsl/>.
55. Xypex Admixture Xypex Bio-San C500, or approved equal antimicrobial crystalline waterproofing product, must be added to concrete mix at time of batching precast sanitary sewer manhole sections. Under normal conditions, Xypex Bio-San C500 must be added to the concrete mix at 1% by weight of cementitious materials content. Equivalent dosing of approved equal product required. Admixture shall include an indicator that visually identifies concrete that includes Xypex Bio-San C500.

56. Prior to issuance of building permits, the Applicant shall secure all necessary permit approvals from EBMUD regarding the installation of all water or sewer service connections for the project.
57. The Applicant shall design and construct water, power, telecom, gas, and other utilities in accordance with applicable utility standards.
58. Two (2) 3" conduits with tracer wire and pull rope shall be installed for City's future communication needs along all project joint trenches along public roads. Communication pull boxes labeled "Alameda Communication" shall be installed about every 250 feet.
59. Fire sprinkler system test water discharges shall be directed to the sanitary sewer system or to appropriately-sized onsite vegetated area(s).
60. The applicant/developer shall be required to furnish two streetlight poles and LED fixtures of each type installed, at no cost, to the Public Works Department as a stock for future pole/fixture replacement on public street. The applicant shall be responsible for all costs associated with the transportation, handling and delivery of the poles/fixtures to a Public Works storage yard designated by the City Engineer. The applicant shall coordinate and schedule the delivery of the poles/fixture with the Public Works Department.
61. All overhead utilities shall be undergrounded. Provide notes on plan that all new utility service connections, including electrical and communications, shall be installed underground. Electrical pad-mounted transformers and switches shall be installed above ground within an appropriate utility easement of PUE.

Fire Safety Conditions

62. The developer/applicant shall provide adequate turn around space or through access for any street greater than 150 feet in length to the satisfaction of the Fire Chief and the City Engineer. Emergency Vehicle Access roads shall have an adequate turning radius for fire apparatus (inside turning radius of 28 feet, outside turning radius 44 feet 8 inches, minimum height 13 feet 6 inches, minimum width 20 feet) and 26 feet wide in the immediate vicinity or portion thereof buildings 30 feet or taller. All streets and courts within the development that are required to be fire access roads, shall be marked as fire access roads to the satisfaction of the Fire Chief. All roads that are required to be fire access roads shall be designed to handle fire apparatus weight of up to 35,000 pounds per axle. Parking shall be prohibited within the streets and alleys that are dedicated as fire lanes.
63. The improvement plans for the project site shall include a Fire Water System designed to the satisfaction of EBMUD and the Alameda Fire Department. The Applicant shall be responsible for the placement of on-site hydrants. The location and number of hydrants shall be established in improvements plans. Placement

shall be shown on the improvement plans and shall be to the satisfaction EBMUD, the City Fire Chief and the City Engineer.

64. Prior to approval of the Improvement Plans, the applicant shall submit plans for review and approval by the Public Works Director and the Fire Chief, that:
- a. Provide fire hydrants spaced throughout the project as required in California Fire Code Appendix C. Ensure sufficient fire flow for the development compliant with California Fire Code Appendix B and AMC 15-1.2 where a maximum reduction of the fire flow can be reduced by 50% for fire sprinklered buildings.
 - b. Fire hydrant flows shall be a minimum of 1,500 G.P.M. from any one hydrant;
 - c. Provide adequate turn around space or acceptable emergency vehicle through access for any street greater than 150 feet in length;
 - d. Ensure that all roads that are required to be fire access roads have an adequate turning radius for fire apparatus (inside turning radius of 28" and outside turning radius of 44'8").

Alameda Municipal Power (AMP)

65. The applicant shall comply to AMP's Rules and Regulations and AMP's "Material and Installation Criteria for Underground Electrical Systems" (both available at www.alamedamp.com) and provide completed "Service Planning Sheets" for AMP's review prior to submitting plans for building permits.
66. The applicant shall provide information on the location of transformers and total load in kilowatts or kilowatt/volts (KVA) to AMP for approval prior to building permit issuance. If necessary, the applicant shall provide (at no charge to AMP) an easement and access to all AMP facilities on the property prior to issuance of building permits.
67. Concurrent with submittal of Improvement Plans, the Applicant shall coordinate with AMP regarding power requirements. All submittals shall refer to AMP's "Material and Installation Criteria for Underground Electrical Systems" for minimum clearances of street trees/shrubs from streetlights, electrical transformers and other utility electrical equipment.
68. The development shall allocate areas for pad mounted transformers and switches. This is addition to the primary and secondary boxes and conduits that will be required to provide power to the development.
69. The development will be served from 208/120 V or 480/277 V sources, not 120/240 V.

70. New street trees shall maintain clearances from electrical utilities as follow:
a) street/pathway lights and utility poles – 25-feet (with the exception of 15 feet between streetlights and palm trees); b) joint trench and all underground electrical lines – five feet; c) access doors of electrical pad-mounted equipment (e.g. switches, transformers and capacitors) – ten feet; d) all sides of electrical pad-mounted equipment – three feet. Verify minimum clearance distances of trees/shrubs from all sides and back of electrical pad-mounted equipment with Alameda Municipal Power (AMP). Any variance from these standards must be approved by AMP, and may include mitigation measures, such as root barriers.
71. The Applicant shall provide all necessary underground substructures, including conduits, pull boxes, electric utility equipment pads, etc. per the AMP specifications. AMP will require easements for all transformers, primary and secondary boxes, and conduits. AMP will furnish and install all required transformers, high voltage distribution cables, and secondary cables.
72. The Applicant/Developer shall install all electric pull boxes and vaults in-line with the conduit joint trench. No conduit bend will be allowed between electric pull boxes unless conduit section terminates to an electrical equipment pad. All primary and secondary electrical distribution pull boxes shall not be greater than two section deep (34-inches from finish grade to bottom of pull box). Any deviations from this standard shall be approved by the AMP Project Engineer in writing.
73. Applicant/Developer will be required to provide an oil containment facility for all AMP owned pad-mount distribution switches and/or transformers installed within 100-feet of any body of water or in other critical locations. Applicant/Contractor shall contact AMP to verify all dimensions, elevations, and orientation before commencing work.
74. The Applicant shall furnish and install code-size service cables in code-size conduit from each customer electric meter switchgear to the nearest secondary pull box (or Service Point) in the public right-of-way, as designated by AMP. AMP will connect the service to the distribution transformer or to the secondary distribution system.
75. The improvement plans and all subdivision maps shall show all necessary easements and access to all electrical utility facilities that are in the private properties, at no charge to AMP.
76. Prior to issuance of Certificate of Occupancy, the Applicant shall furnish and install service equipment for each building. The service equipment shall meet Electric Utility Service Equipment Requirement Committee (EUSERC) standards. Electric meter(s) shall be located as close as practicable to the point of entry of the service-entrance conductors to the building. Outdoor meter locations are preferred. When meters are located within a building, the meter room shall be directly accessible from the exterior of the building. No remote metering.

77. Concurrent with acceptance of work by City Council, the applicant/developer shall dedicate, and AMP shall take over ownership and will be responsible for maintaining all new substructures for under grounding primary and secondary circuits, and distribution transformers once the improvements have been inspected by AMP and found to have been properly installed. The Applicant or successor property owner(s) shall be responsible for the service cables and service equipment.
78. The Applicant/developer shall be responsible for all expenses involved in the duct/joint trench system engineering design, plan check, project coordination, and electrical construction inspection. The Applicant shall be responsible for the cost of an AMP assigned inspector during construction.
79. The Applicant/developer shall submit, with the site improvement plans, detailed drawings showing the required site electric utility facilities.

HOLD HARMLESS. To the maximum extent permitted by law, the applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Alameda, its City Council, City Planning Board, officials, employees, agents and volunteers (collectively, "Indemnitees") from and against any and all claims, actions, or proceedings against Indemnitees to attack, set aside, void or annul an approval by Indemnitees relating to this project. This indemnification shall include, but is not limited to, all damages, losses, and expenses (including, without limitation, legal costs and attorney's fees) that may be awarded to the prevailing party arising out of or in connection with an approval by the Indemnitees relating to this project. The City shall promptly notify the applicant of any claim, action or proceeding and the City shall cooperate in the defense. The City may elect, in its sole discretion, to participate in the defense of said claim, action, or proceeding.

NOTICE. No judicial proceedings subject to review pursuant to California Code of Civil Procedure Section 1094.5 may be prosecuted more than ninety (90) days following the date of this decision plus extensions authorized by California Code of Civil Procedure Section 1094.6.

I, the undersigned, hereby certify that the foregoing Resolution was duly and regularly adopted and passed by the Council of the City of Alameda in a regular meeting assembled on the 15th day of September 2020, by the following vote to wit:

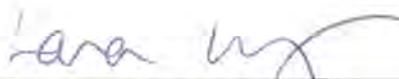
AYES: Councilmembers Daysog, Knox White, Oddie, Vella and Mayor Ezzy Ashcraft – 5.

NOES: None.

ABSENT: None.

ABSTENTIONS: None.

IN WITNESS, WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 16th day of September 2020.



Lara Weisiger, City Clerk
City of Alameda

Approved as to form:



Yibin Shen, City Attorney
City of Alameda