



## RADIUM THEATRE - REVISED DEVELOPMENT PLAN

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Project Sponsor: Little Opera House, LLC

Prepared By: Bora Architecture & Interiors

**November 7th, 2025**

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## RADIUM THEATRE

ALAMEDA, CA

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RADIUM



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SITE DEVELOPMENT PLAN

November 7th, 2025

## CONTEXT

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RADIUM



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AERIAL VIEW OF SITE



3. EXISTING RUNWAY



4. PARK AT LAGOON



1. UNDEVELOPED ADJACENT LOT



2. PARK AT LAGOON



5. NAVAL MUSEUM

# RADIUM THEATRE

ALAMEDA, CA

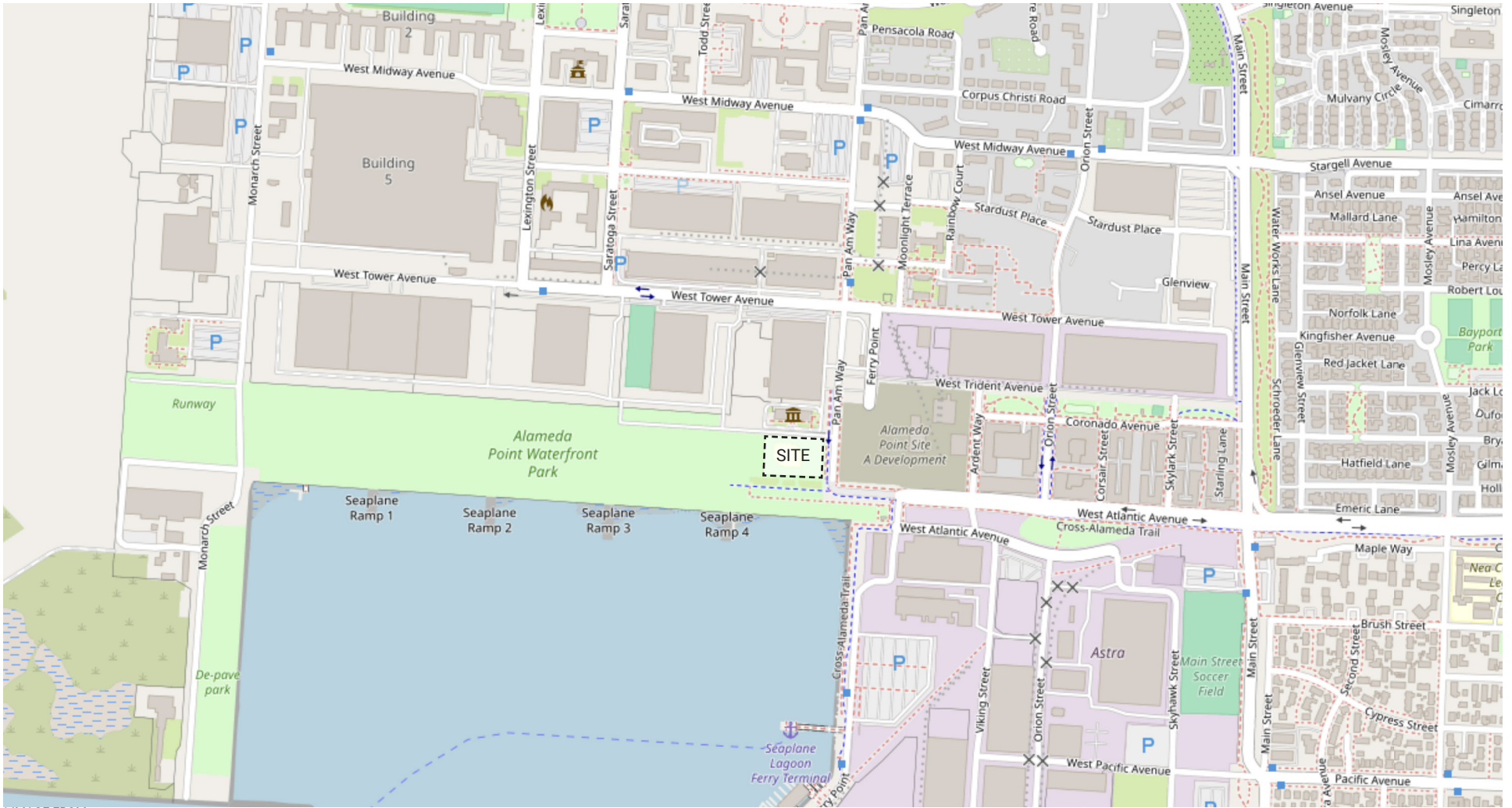
# SITE PHOTOS - EXISTING CONDITIONS



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SITE DEVELOPMENT PLAN

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\* IMAGE FROM [www.openstreetmap.org](http://www.openstreetmap.org)

# RADIUM THEATRE

ALAMEDA, CA

# NEIGHBORING STREET LAYOUT



FIGURE 2: ALAMEDA POINT - OPEN SPACE FRAMEWORK

12 ALAMEDA POINT CONCEPTUAL PLANNING GUIDE

ALAMEDA POINT PLANNING GUIDE - OPEN SPACE FRAMEWORK

\* DRAWING FROM 9/12/2013 ALAMEDA POINT PLANNING GUIDE



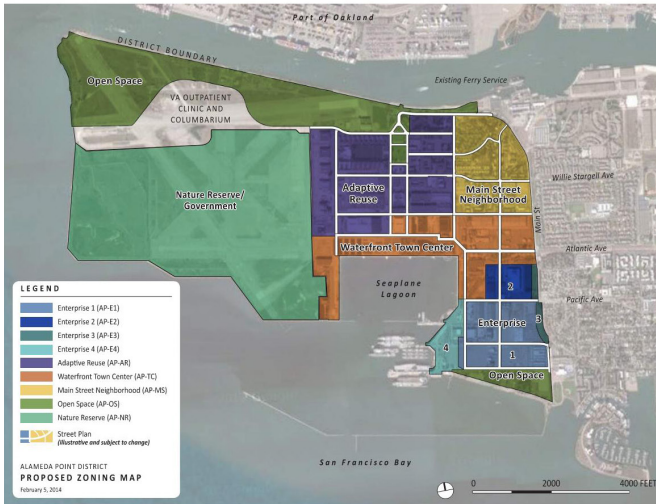
TRANSIT VILLAGE CENTER

\* DRAWING FROM ALAMEDA POINT TOWN CENTER & WATERFRONT PRECISE PLAN, JULY 2014



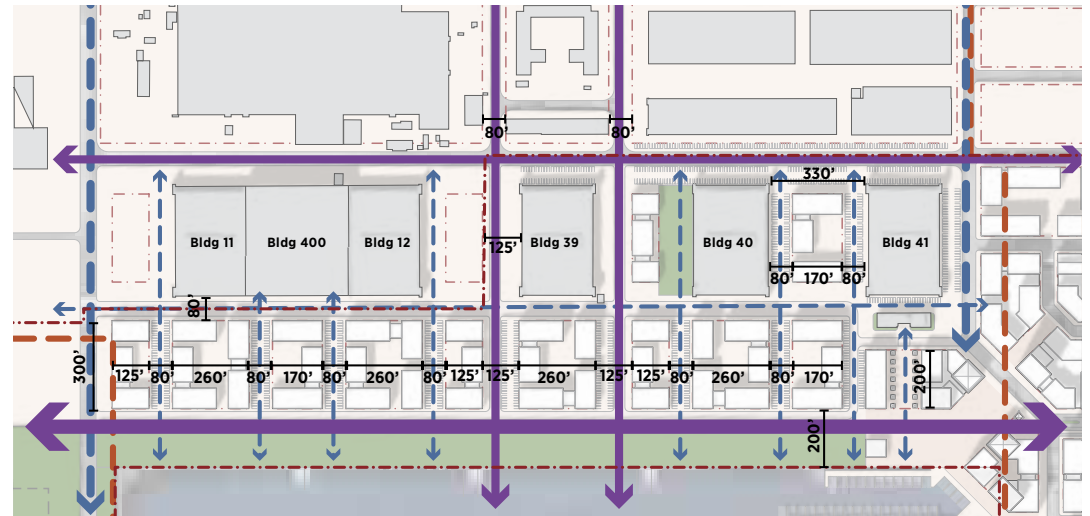
BUILDING HEIGHT WITHIN THE TAXIWAY SUB-AREA

\* DRAWING FROM ALAMEDA POINT TOWN CENTER & WATERFRONT PRECISE PLAN, JULY 2014



ALAMEDA POINT - ZONING MAP

\* DRAWING FROM www.alamedaca.gov



VIEW CORRIDORS & STREET ALIGNMENTS

\* DRAWING FROM ALAMEDA POINT TOWN CENTER & WATERFRONT PRECISE PLAN, JULY 2014

RADIUM THEATRE

ALAMEDA, CA

PLANNING CONTEXT

## LAND USE & DEVELOPMENT

|  |    |
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| Land Use Diagram .....                     | 08 |
| Zoning Analysis Information .....          | 09 |
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| Conceptual Stormwater Site Plan .....      | 15 |
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## LAND USE & DEVELOPMENT

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\* DRAWING FROM SITE A DEVELOPMENT PLAN

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# LAND USE DIAGRAM



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CITY OF ALAMEDA

30-4.24 Applicability ..... 2. Waterfront Town Center Sub-district and Main Street Neighborhood Sub-district Specific Plans. Development within the A-P Main Street Neighborhood shall be consistent with the Main Street Neighborhood Specific Plan. Development within the A-P-Waterfront Town Center sub-district shall be consistent with the Town Center and Waterfront Precise Plan.

Project Address ..... Blocks 12 & 13, Alameda Pt.

Project APN ..... To be confirmed

Parcel Size ..... 81,464 sf

Parcel ID ..... To be confirmed

Zoning Designation ..... AP-WTC

Zoning Map Designation ..... AP-TC

WTC/Sub-District per 30-4.24 ..... Waterfront Town Center (WTC). This sub-district provides lands for a mix of uses that include waterfront and visitor-serving uses, including retail, service, entertainment, lodging, recreational, and medium to high-density residential uses. Development standards are intended to create a pedestrian, bicycle, and transit supportive urban environment designed to de-emphasize the automobile and create a mixed-use environment that supports the emergence of a transit and pedestrian-friendly mixed-use waterfront neighborhood. Development in this district shall be consistent with the Town Center and Waterfront Precise Plan.

SITE REQUIREMENTS

Building Orientation ..... Towards the main adjacent public right-of-way, main public entrance fronts on Pan Am Way

Pedestrian Orientation ..... Outdoor Pedestrian Plaza and building frontage on Waterfront Park.

Front Setback ..... Building setback established to preserve view corridor and create a public plaza shared jointly by theatre and existing naval air museum.

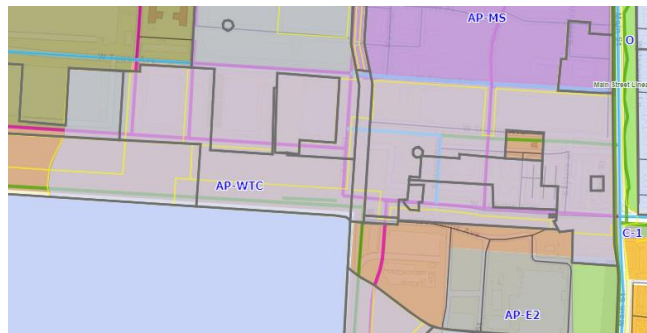
Rear Setback ..... Building setback determined to accommodate view corridors on east and west

Side Setback ..... Side setback not applicable

Setback Landscaping ..... Front landscaping requirement met with public plaza design

Building Height Req's ..... 50' in taxiway sub-area

Building Types & Building Frontage Design ..... Theater / Entertainment: WTC / Permitted Use, no frontage design requirements



Education and Assembly

| Use                     | Sub-district |     |     |     |    |     |    |  |
|-------------------------|--------------|-----|-----|-----|----|-----|----|--|
|                         | E-1          | E-2 | E-3 | E-4 | AR | WTC | MS |  |
| Animal shelter          | C            | C   | —   | —   | P  | —   | —  |  |
| Conference center       | —            | C   | —   | —   | P  | P   | P  |  |
| Library                 | —            | C   | C   | —   | P  | P   | P  |  |
| Museum                  | C            | C   | C   | C   | P  | P   | C  |  |
| Theater/entertainment   | C            | C   | C   | —   | P  | P   | C  |  |
| Multiple screen theatre | —            | —   | —   | —   | —  | —   | —  |  |

ADDITIONAL APPLICABLE SECTIONS

30-5.8 Height Exceptions ..... Towers, spires, chimneys, machinery, penthouses, scenery lofts, cupolas, radio aerials, television antennas and similar architectural and utility structures and necessary mechanical appurtenances may be built and used to a height not more than twenty-five (25') feet above the height limit established for the district in which the structures are located; provided

30-6 Sign Regulations ..... On Premises and Off premises signs

30-7 Off Street Parking ..... 194' x 386' = 74,884 sf

30-7.3 Minimum Parking ..... a. No Minimum. Except for the accessible parking spaces required by subsection 30-7.4, Off-street Parking for persons with Disabilities, no off-street vehicle parking is required for any use.

Maximum Parking per Table A: Theaters ..... 7 spaces per 1000sf - 65,000 sf Building = 455 max. spaces

30-7.4 Off Street Parking (persons w/ disabilities) ..... Per CBC, chapter 11B, table below

30-7.5 Off Street EV ..... d. Nonresidential—Retail uses, grocery stores, commercial recreation, restaurants, bars, cafes, theaters or similar uses with hourly parking demand. Ten (10%) percent of parking spaces provided shall be equipped with an installed Electric Vehicle Charging Station. One 80kW Direct Current Fast Charger may be substituted for up to five (5) Electric Vehicle Charging Stations.

30-7.6 Off Street Bicycle Parking ..... Long Term: 1 per 5,000 sf (2 Minimum) 13 Required.  
Short Term: 1 per 1,500 sf (2 Minimum) 44 Required.

11B-208.2 Minimum Number

Parking spaces complying with Section 11B-502 shall be provided in accordance with Table 11B-208.2 except as required by Sections 11B-208.2.1, 11B-208.2.2 and 11B-208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.

TABLE 11B-208.2  
PARKING SPACES

| TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY | MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES    |
|---|---|
| 1 to 25   | 1   |
| 26 to 50  | 2   |
| 51 to 75  | 3   |
| 76 to 100   | 4   |
| 101 to 150  | 5   |
| 151 to 200  | 6   |
| 201 to 300  | 7   |
| 301 to 400  | 8   |
| 401 to 500  | 9   |
| 501 to 1000   | .2 percent of total                                     |
| 1001 and over   | 20, plus 1 for each 100, or fraction thereof, over 1000 |

RADIUM THEATRE

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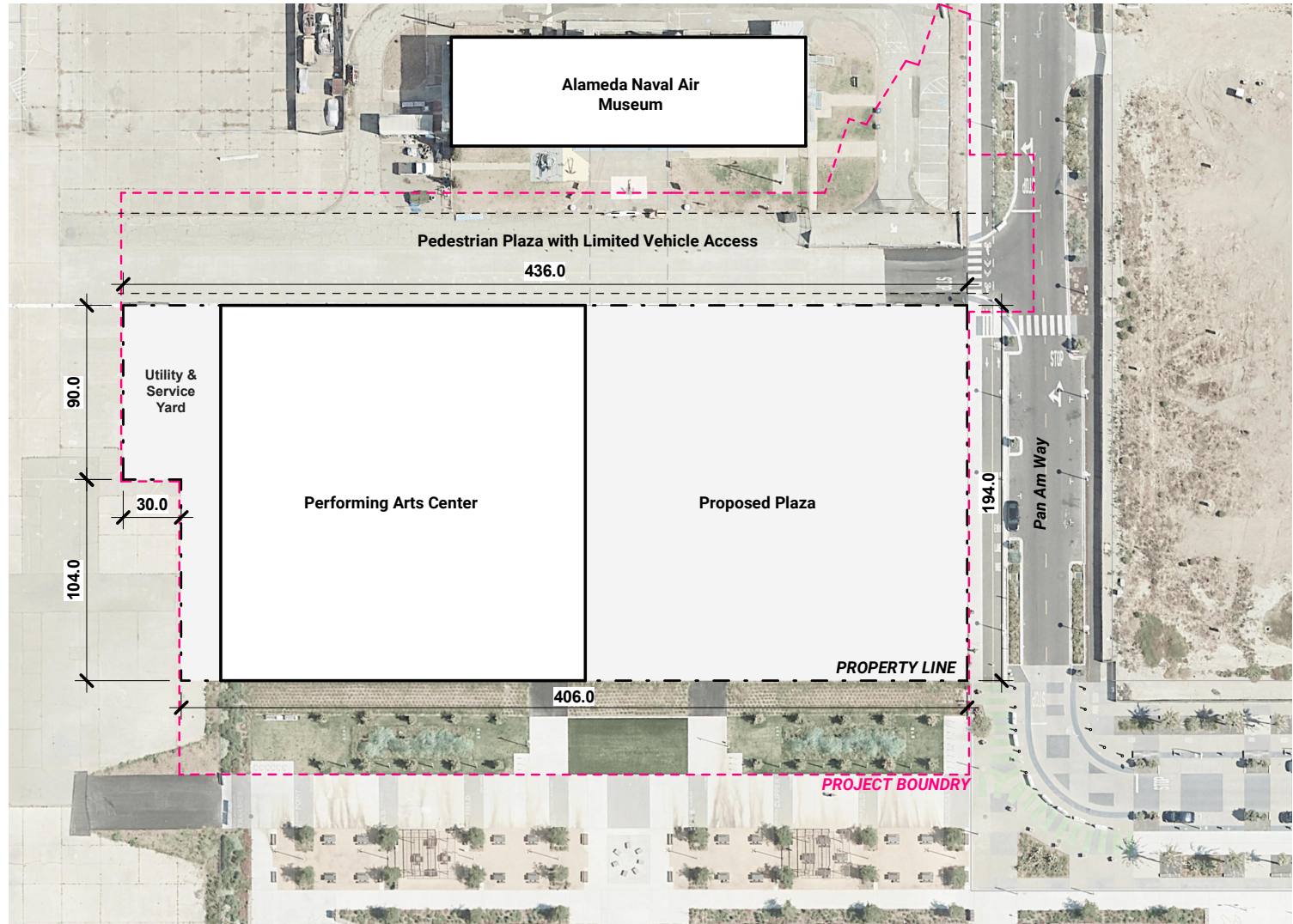
ZONING ANALYSIS INFORMATION



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SITE DEVELOPMENT PLAN

November 7th, 2025



**SITE INFORMATION:**

LOT SIZE: 194' X 436'  
 ACRES: 1.9 ACRES  
 SQUARE FOOTAGE: 81,464 GSF

**RADIUM THEATRE**

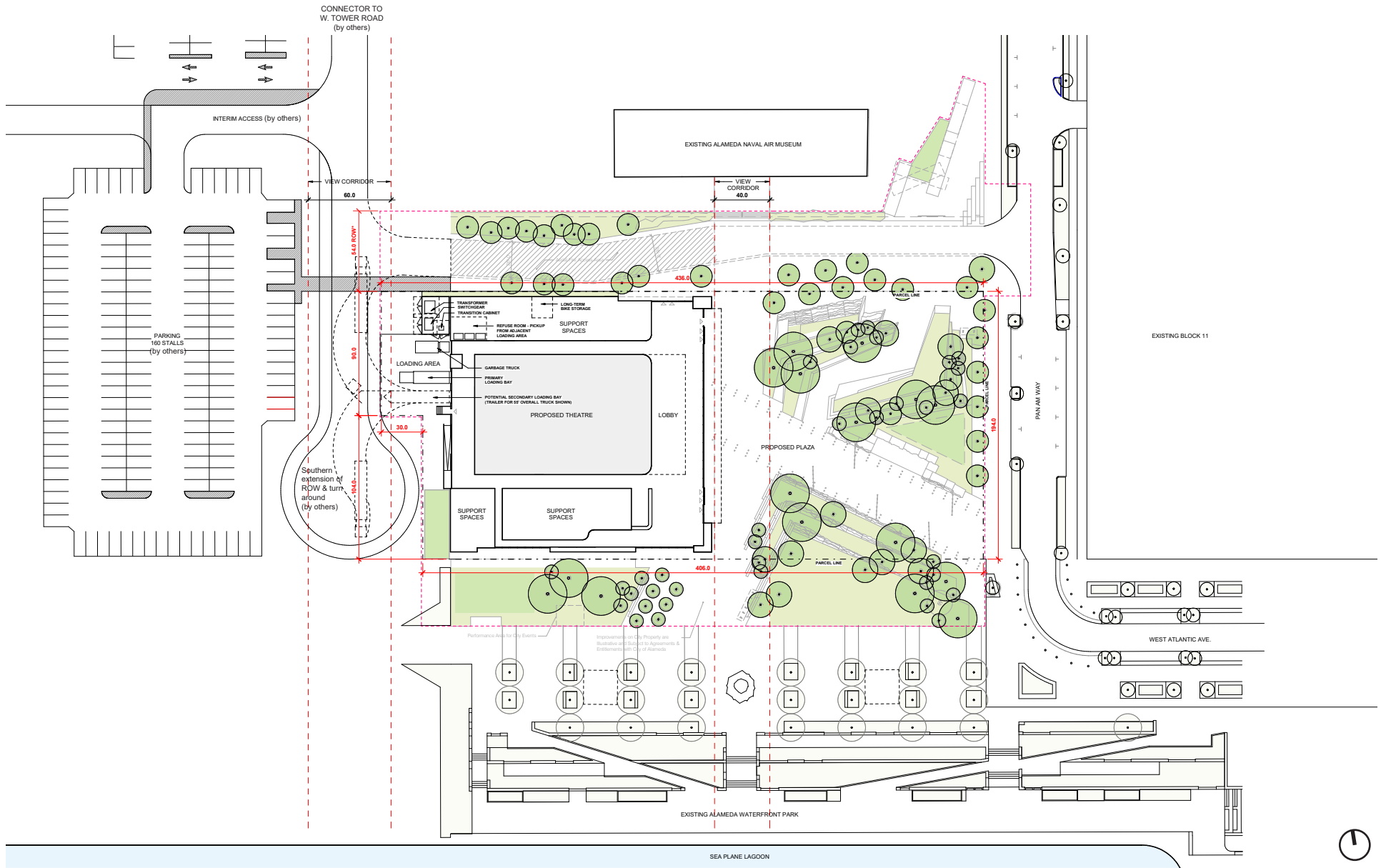
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**SITE PLAN - PROJECT BOUNDARY**



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*\*The ROW Design as shown is conceptual and the final roadway design will be resolved as a condition of development in the future*

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# ILLUSTRATIVE SITE PLAN - PROPOSAL



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SITE DEVELOPMENT PLAN

November 7th, 2025



# RADIUM THEATRE

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*\*The ROW Design as shown is Conceptual and the final roadway design will be resolved as a condition of the development in the future.*

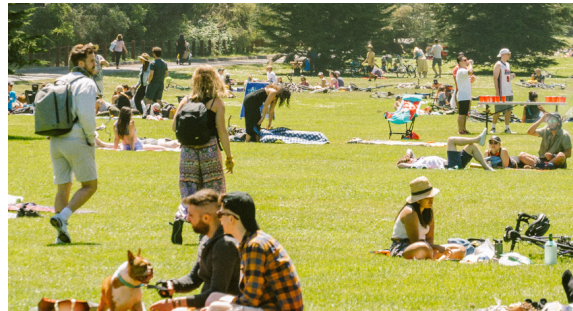
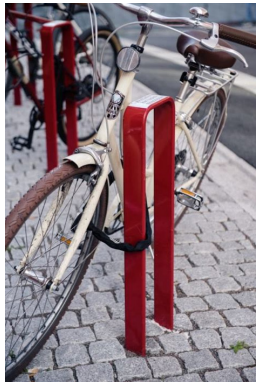
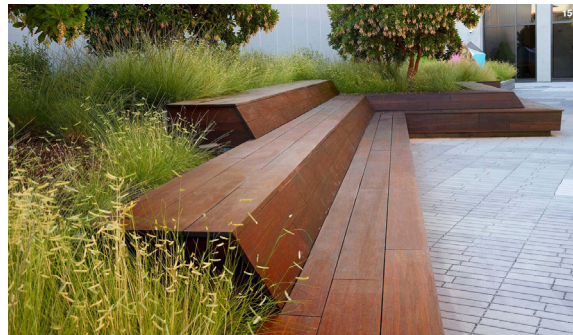
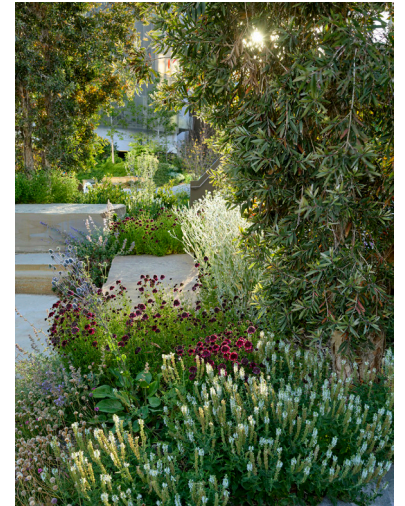
# CONCEPTUAL LANDSCAPE PLAN



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# LANDSCAPE CHARACTER - PRECEDENTS



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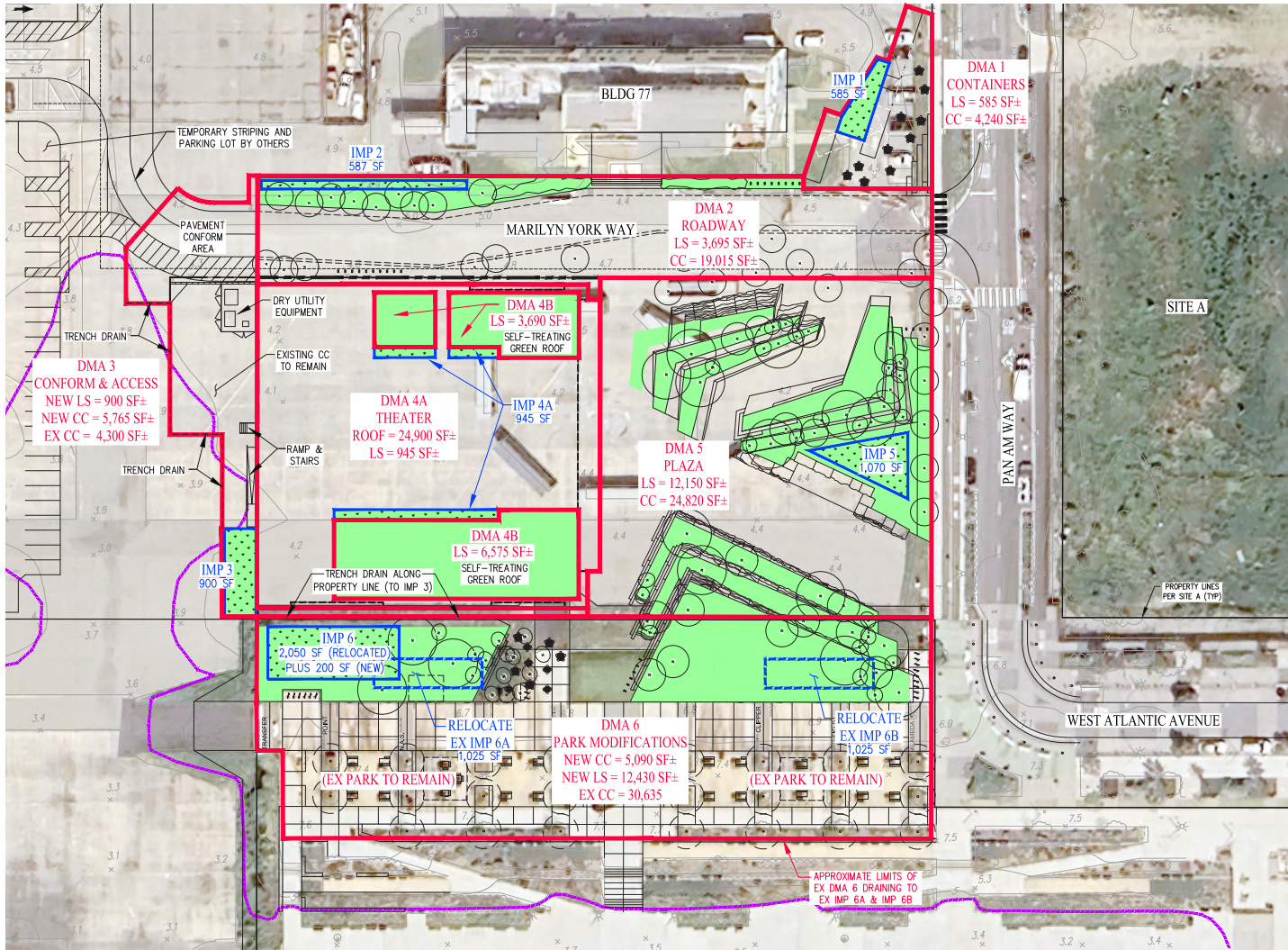
# CONCEPTUAL GRADING PLAN



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| DMA   | TOTAL AREA (SF) | IMPERVIOUS AREA (SF) | PERVIOUS AREA (SF) | REQUIRED TREATMENT AREA (SF) | PROVIDED TREATMENT AREA (SF) |
|-------|-----------------|----------------------|--------------------|------------------------------|------------------------------|
| 1     | 4,825           | 4,240                | 585                | 130                          | 585                          |
| 2     | 22,710          | 19,015               | 3,695              | 587                          | 587                          |
| 3     | 10,965          | 10,065               | 900                | 307                          | 900                          |
| 4A    | 25,845          | 24,900               | 945                | 757                          | 945                          |
| 4B    | 10,265          | —                    | 10,265             | —                            | SELF-TREATING GREEN ROOF     |
| 5     | 36,970          | 34,820               | 12,150             | 788                          | 1,070                        |
| 6     | 48,155          | 35,725               | 12,430             | 1,120                        | 2,250                        |
| TOTAL | 159,735         | 116,765              | 40,970             | 3,689                        | 6,337                        |

**LEGEND**

- EXISTING STORM DRAIN
- DRAINAGE MANAGEMENT BOUNDARY (3.67 ACRES)
- STORM WATER QUALITY TREATMENT FACILITY (BIO-RETENTION BASIN OR FLOW-THRU PLANTER)
- PROPOSED PERVIOUS AREA (NEW OR REPLACED)
- FLOOD ZONE AE - BFE ELEVATION 10.0 (NAVD 88)  
BFE ELEVATION 3.9 (CITY DATUM)

# ALAMEDA POINT STORMWATER CONTROL PLAN

## RADIUM THEATER

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

### RADIUM THEATRE

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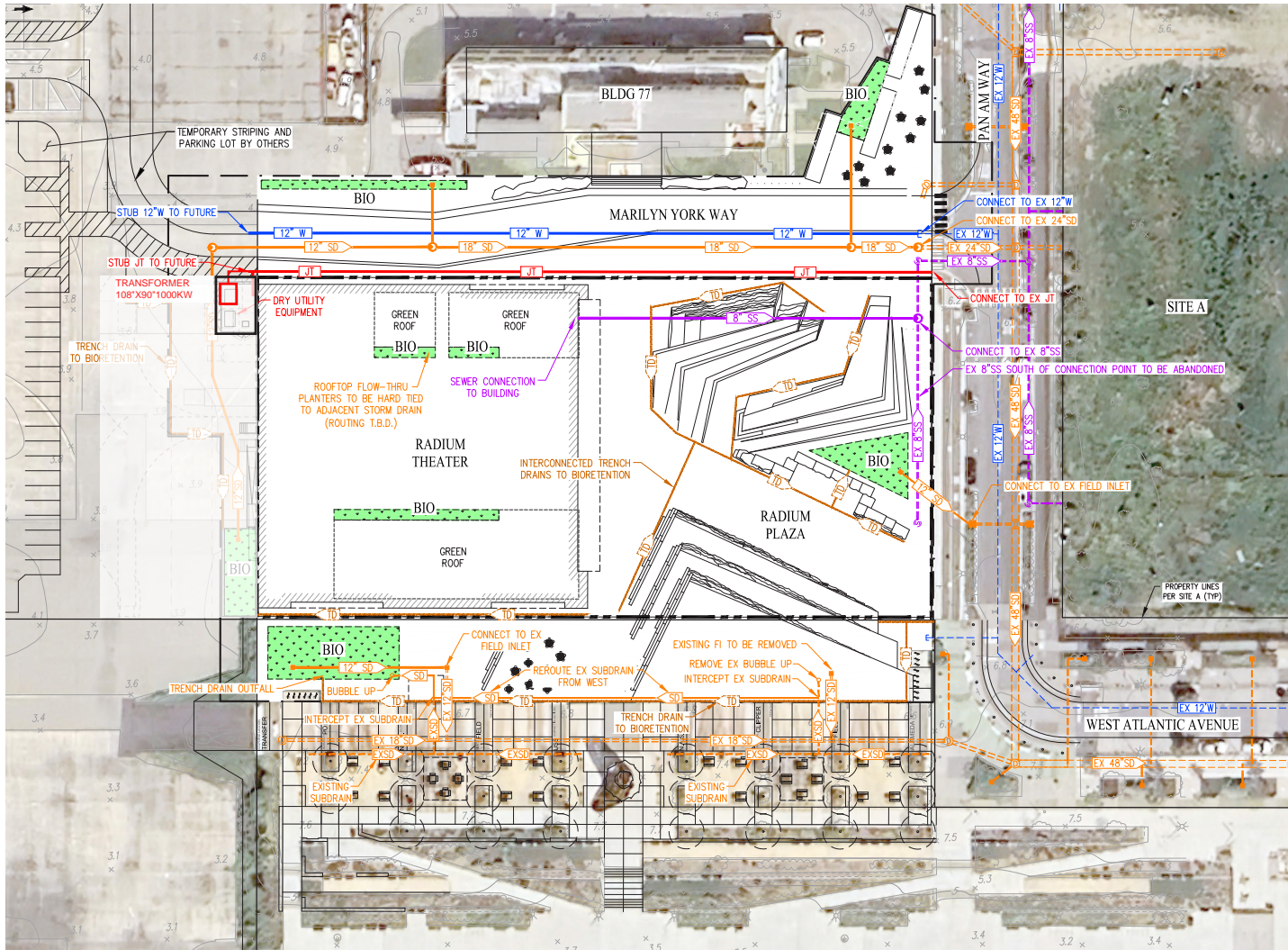
### CONCEPTUAL STORM WATER SITE PLAN



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**LEGEND**

- W — CONCEPTUAL POTABLE WATER
- SD — CONCEPTUAL STORM DRAIN
- JT — CONCEPTUAL JOINT TRENCH
- SS — CONCEPTUAL SANITARY SEWER
- TD — CONCEPTUAL TRENCH DRAIN
- ▨ CONCEPTUAL BIORETENTION AREA

**ALAMEDA POINT  
UTILITY PLAN  
RADIUM THEATER**

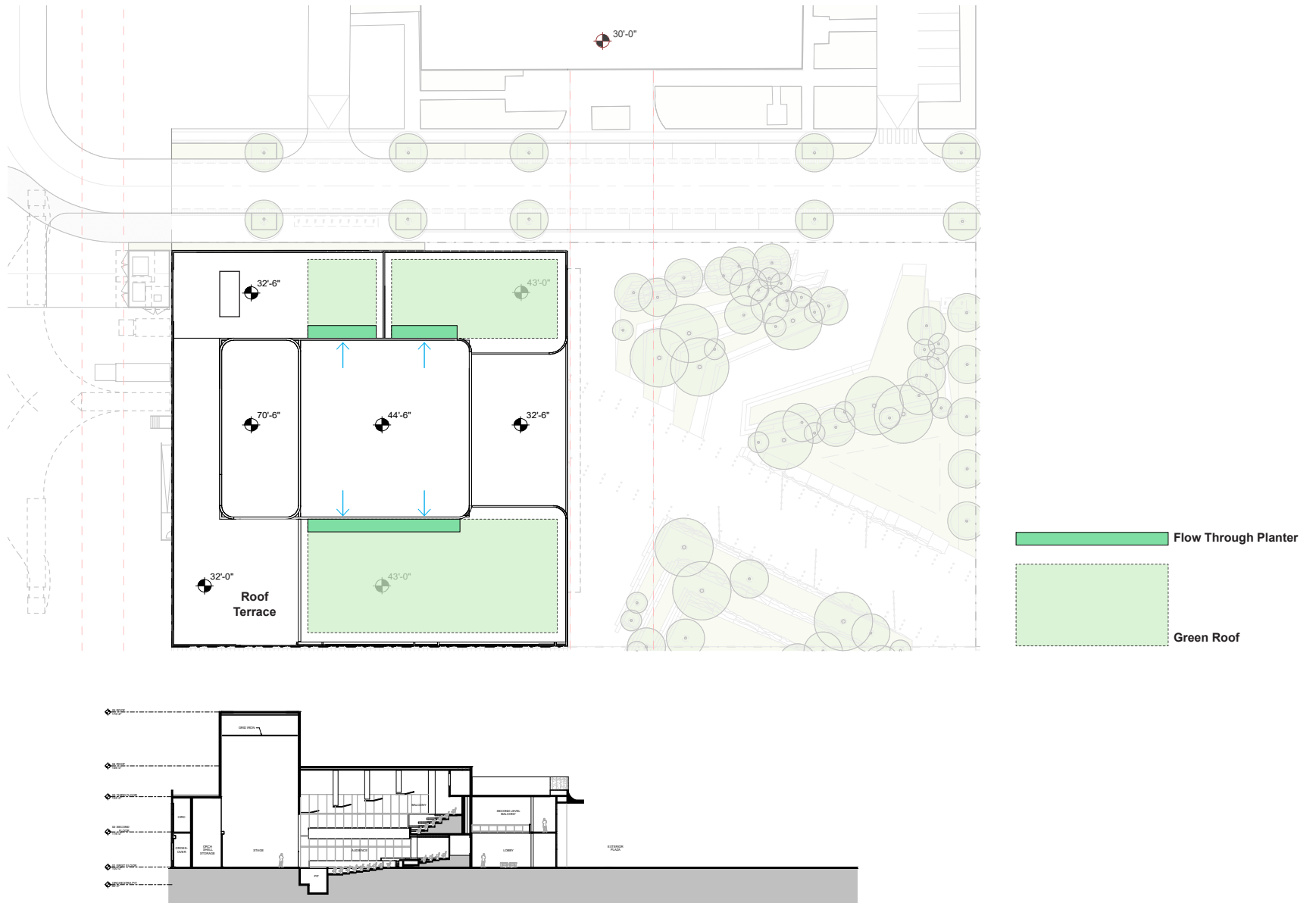
CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

**RADIUM THEATRE**  
ALAMEDA, CA

**UTILITY PLAN**

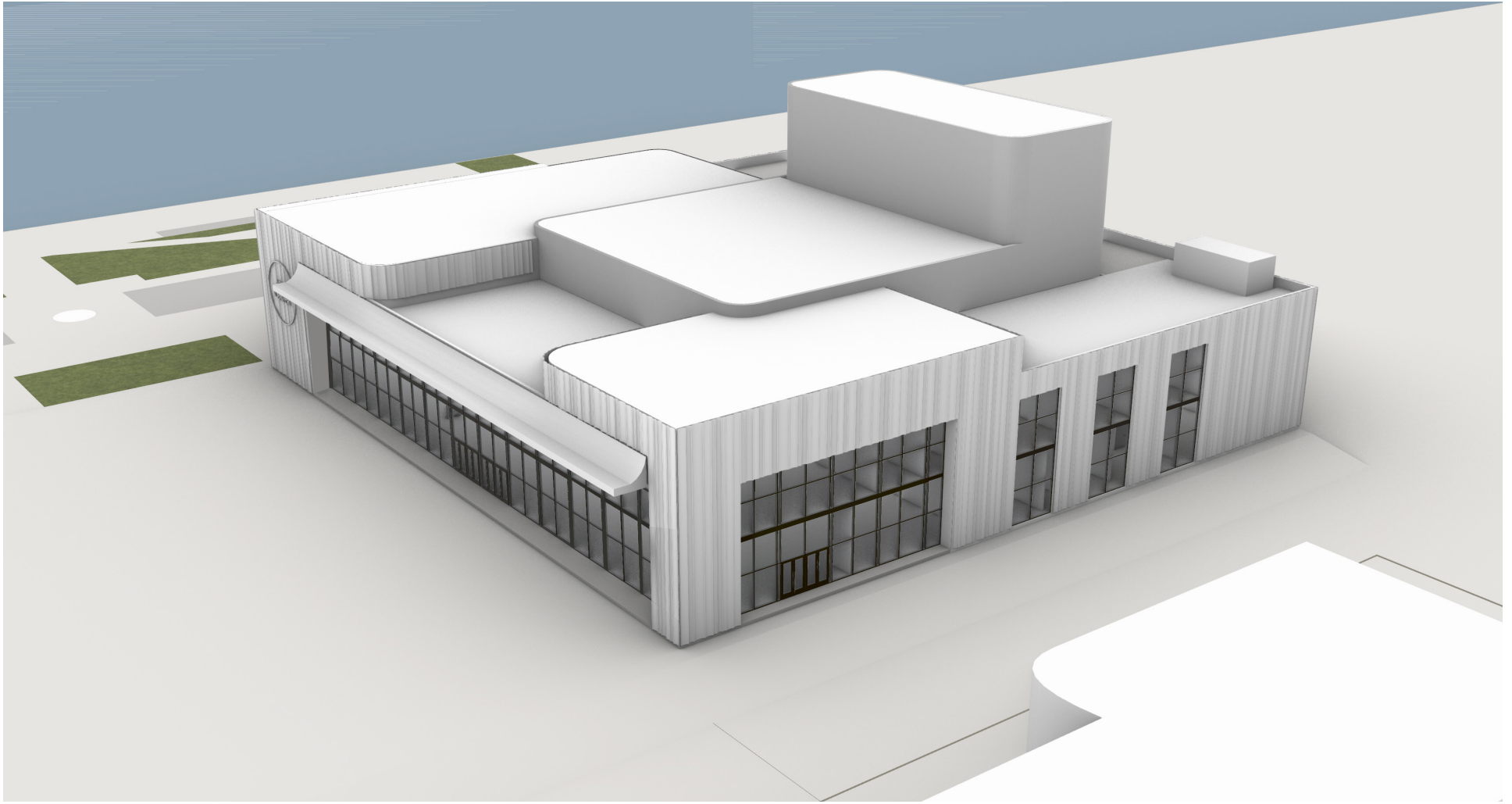


SITE DEVELOPMENT PLAN  
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**RADIUM THEATRE**  
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**CONCEPTUAL BUILDING HEIGHTS - PLAN & SECTION**



# RADIUM THEATRE

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# AERIAL VIEW OF MASSING LOOKING SW

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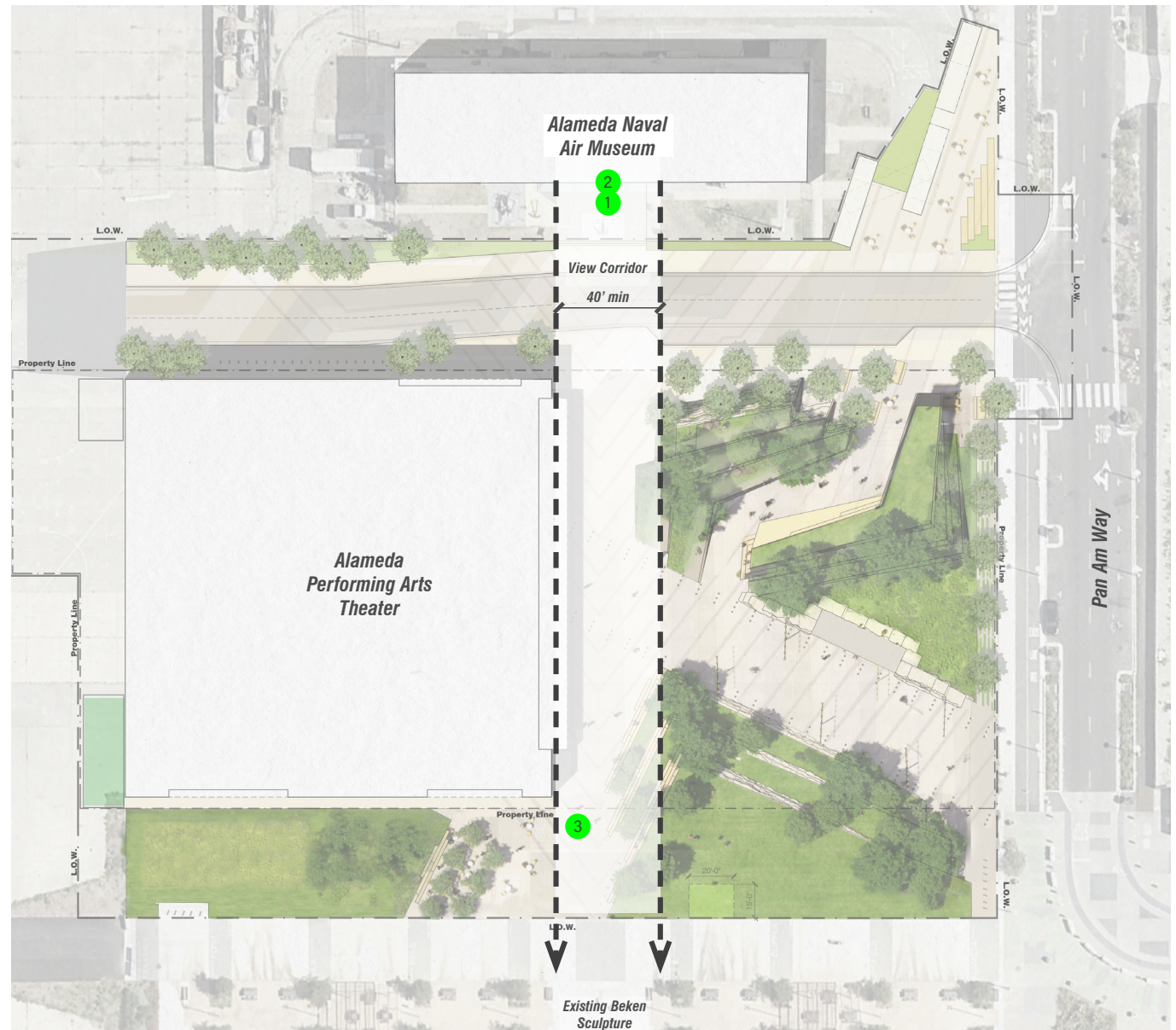
1 View from Alameda Naval Air Museum front stairs.



2 View from Alameda Naval Air Museum upper level.



3 View towards Alameda Naval Air Museum.



## RADIUM THEATRE

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## NAVAL AIR MUSEUM VIEW CORRIDOR STUDY



LOBBY



500 SEAT THEATRE



STUDIO THEATRE

# RADIUM THEATRE

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# ARCHITECTURAL CHARACTER - INTERIOR



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SITE DEVELOPMENT PLAN  
November 7th, 2025

## TRANSPORTATION & CIRCULATION

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| Truck Loading Plan .....                            | 23 |
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## TRANSPORTATION & CIRCULATION

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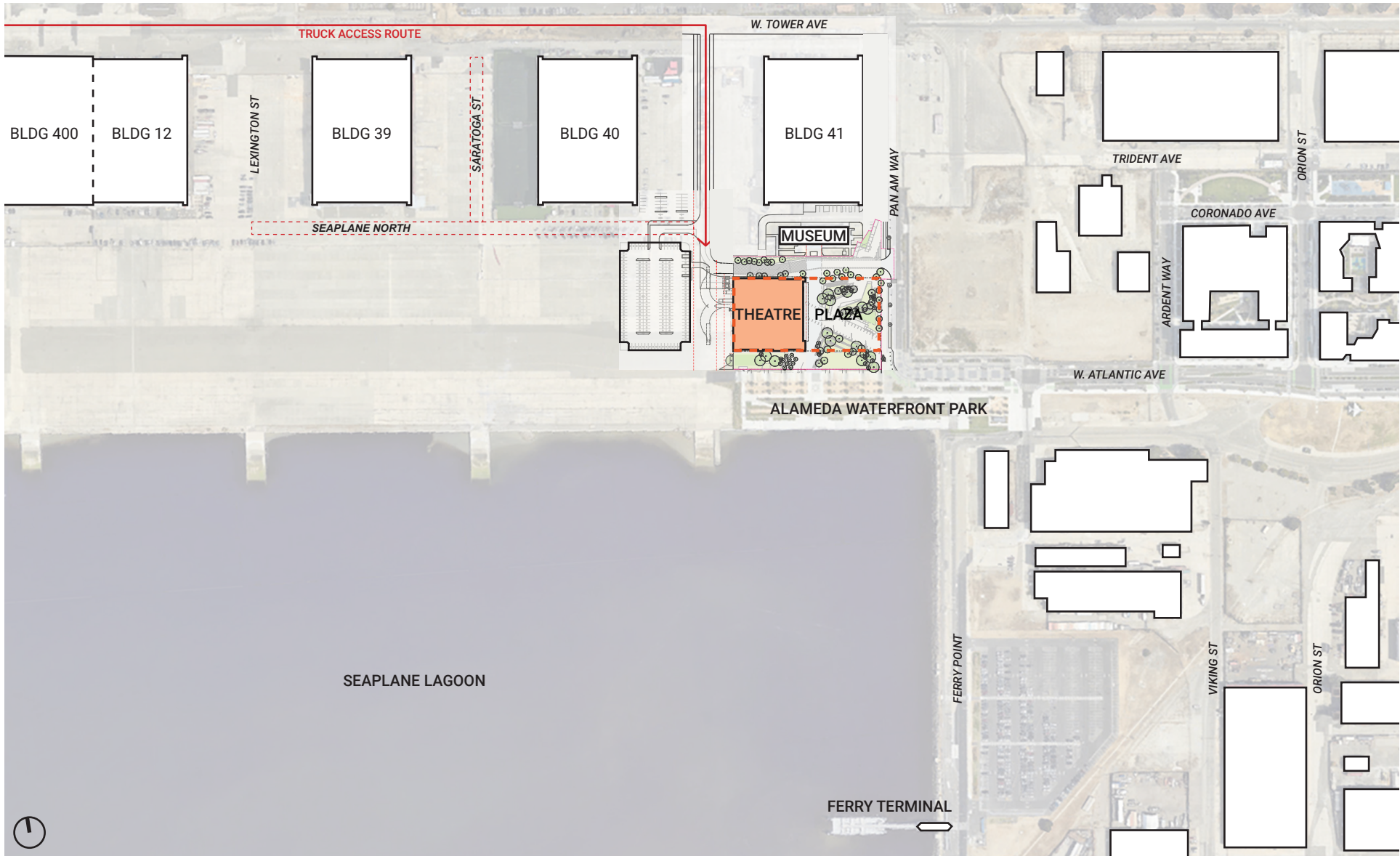
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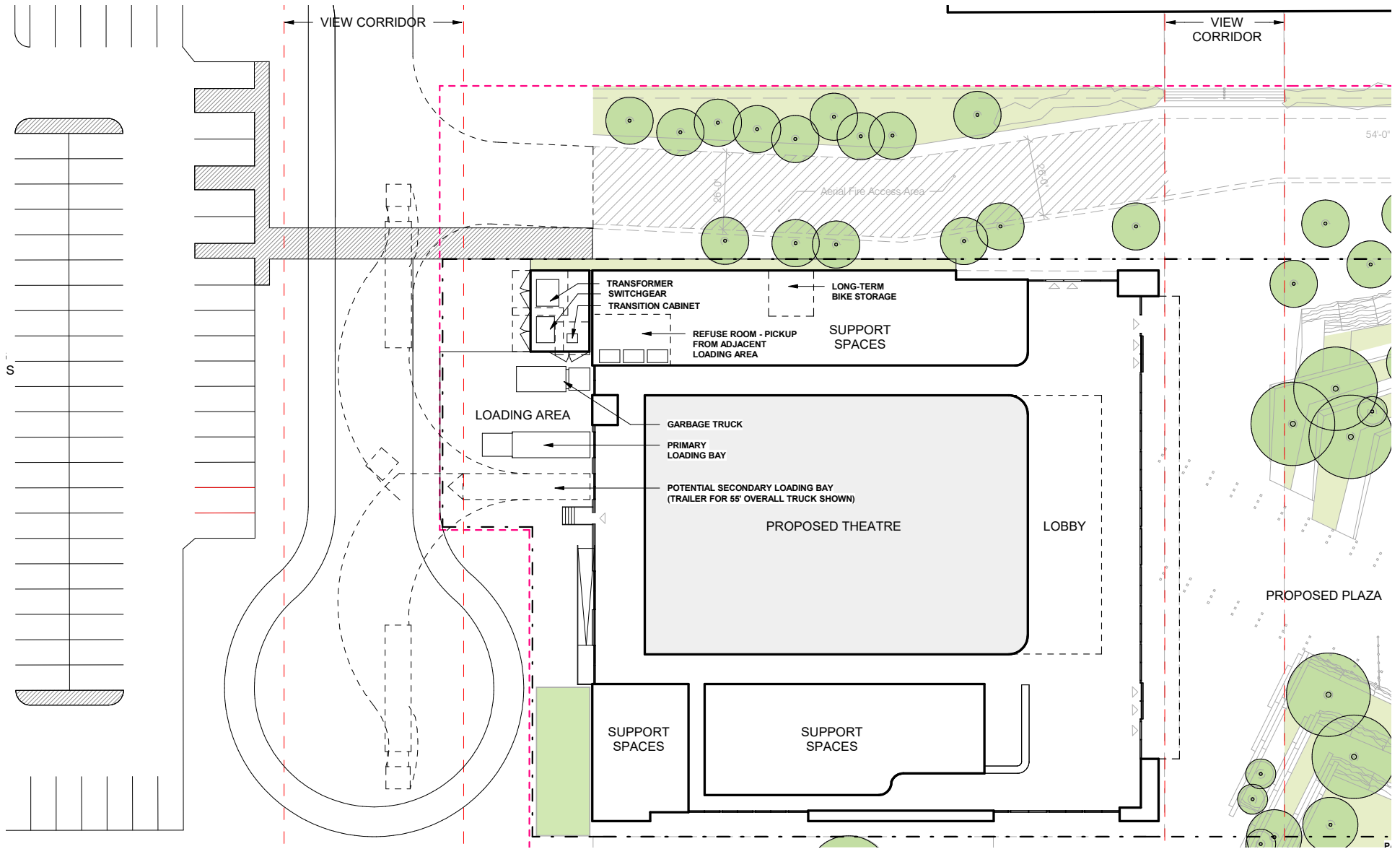
# CONTEXT / CIRCULATION PLAN



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# RADIUM THEATRE

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Note: Parking and southern extension of ROW including turn around by others.

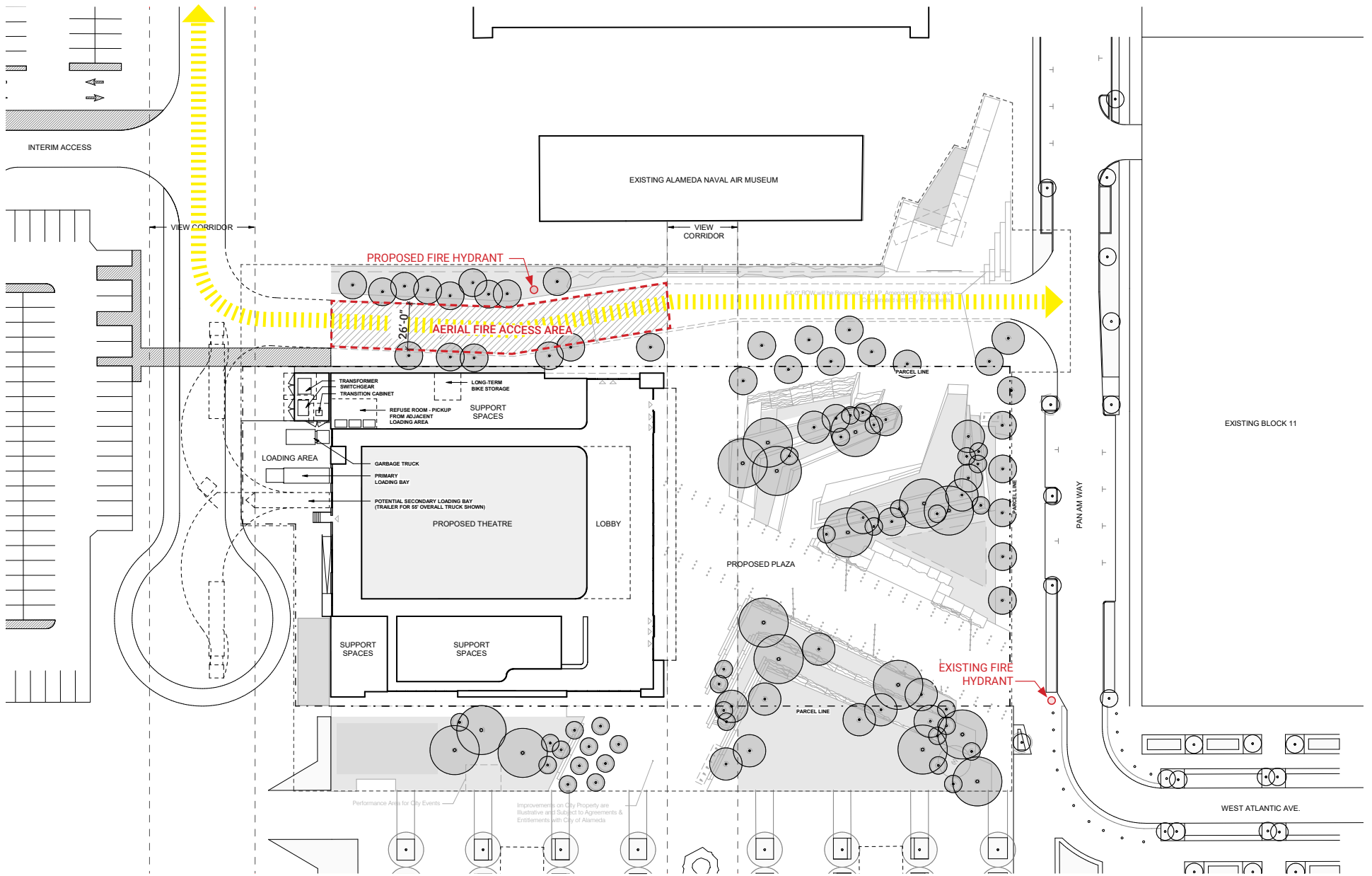
# TRUCK LOADING PLAN



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# FIRE ACCESS PLAN

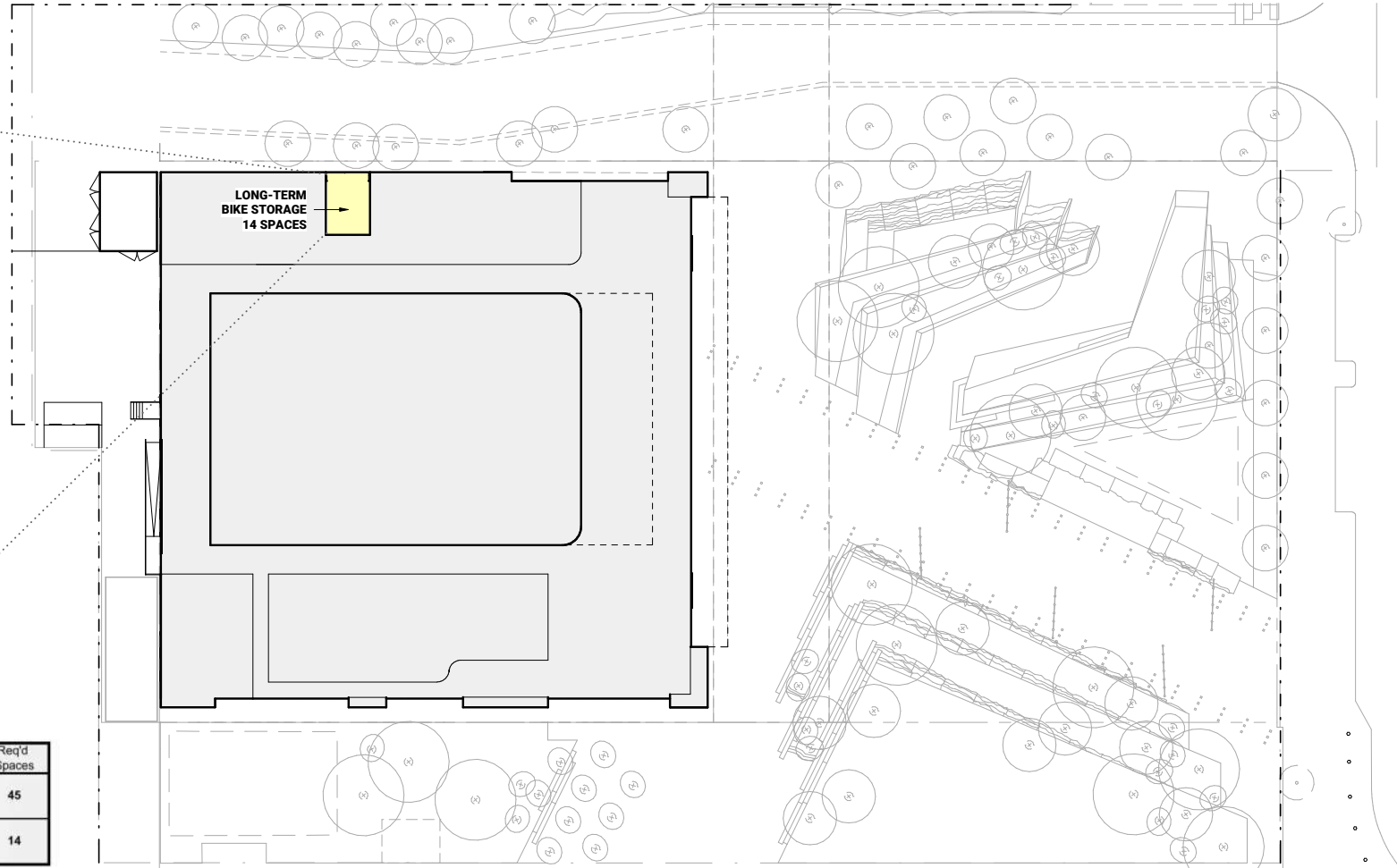
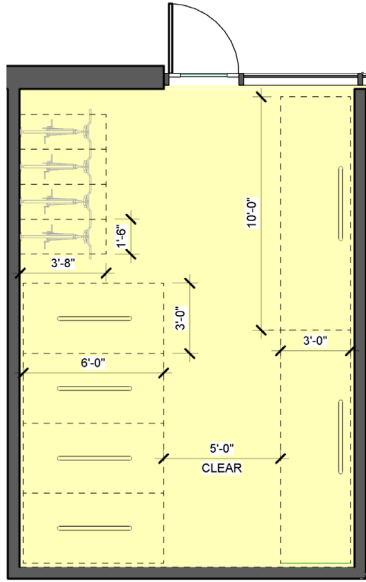


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SITE DEVELOPMENT PLAN

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**LONG TERM BIKE PARKING : 14**  
 wall mounted spaces (30%) = 4  
 floor mounted spaces (70%) = 10  
 2 cargo spaces(10%)



**BICYCLE PARKING TABLE**  
 Land Use: Restaurants, Bars, Cafes, Theaters, Entertainment

|                 | Gross Area | Req'd Ratio | Req'd Spaces |
|-----------------|------------|-------------|--------------|
| Short Term Pkg: | 67,500 sf  | 1/1,500 sf  | 45           |
| Long Term Pkg:  | 67,500 sf  | 1/5,000 sf  | 14           |

**RADIUM THEATRE**  
 ALAMEDA, CA

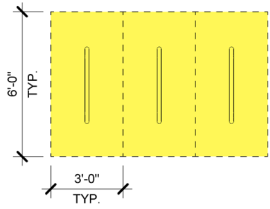
**CONCEPTUAL SITE PLAN - LONG TERM BIKE PARKING**



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SITE DEVELOPMENT PLAN  
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**SHORT TERM BIKE PARKING : 46**



46 total new short-term spaces

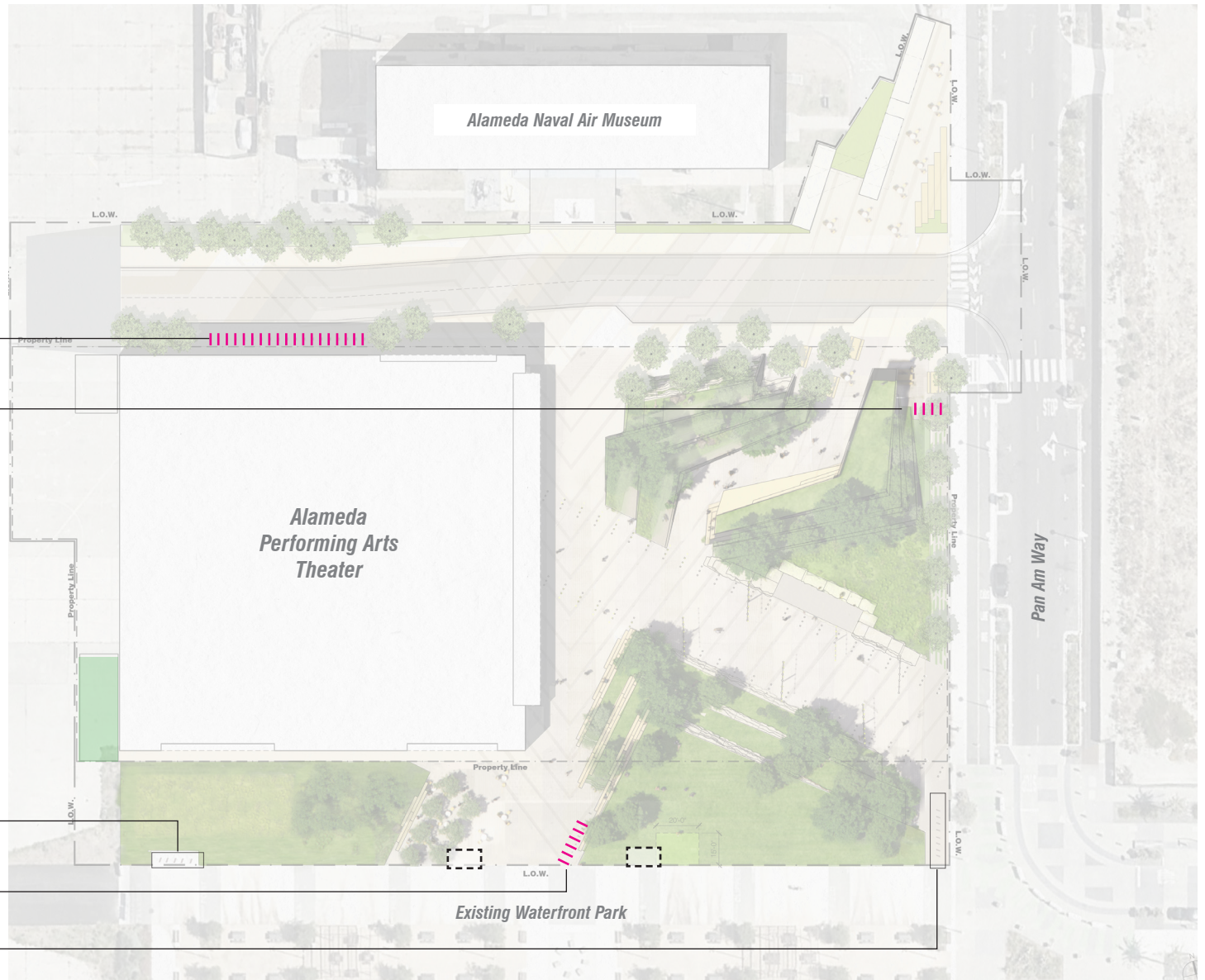
- 38 spaces
- 8 spaces



Existing bike racks to remain

6 spaces, existing bike racks repositioned

Existing bike racks to remain



**RADIUM THEATRE**

ALAMEDA, CA

**CONCEPTUAL SITE PLAN - SHORT TERM BIKE PARKING**



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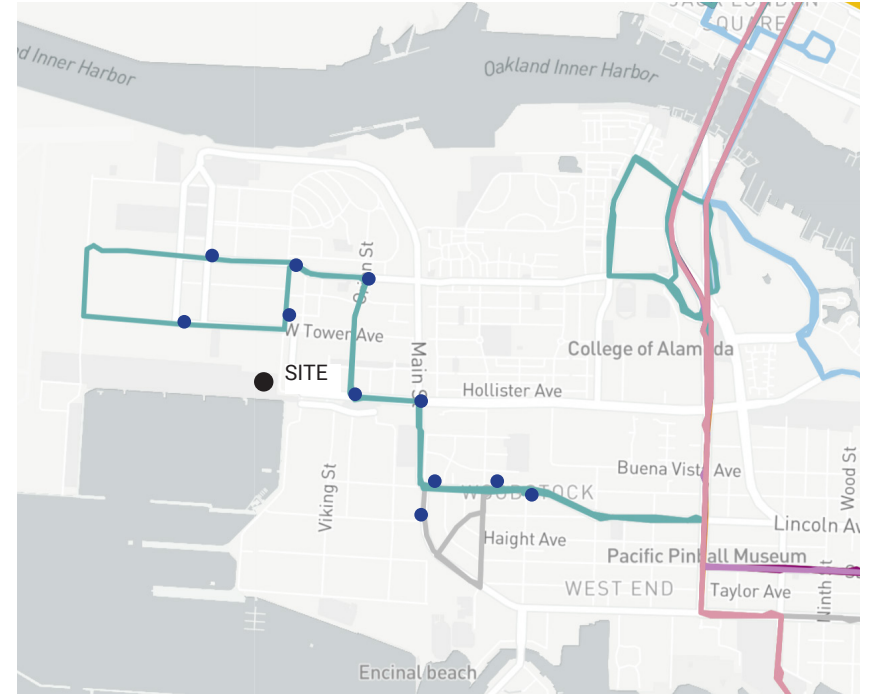
SITE DEVELOPMENT PLAN

November 7th, 2025



FERRY TERMINAL LOCATIONS

--- EVENT SHUTTLE ROUTE



TRANSIT MAP

● BUS STOP  
 --- LINE 96  
 --- LINE W

**RADIUM THEATRE**  
 ALAMEDA, CA

NOTE: ALL STREET IMPROVEMENTS TO BE DEVELOPED BY THE CITY OF ALAMEDA

**TRANSIT - GROUND AND FERRY**

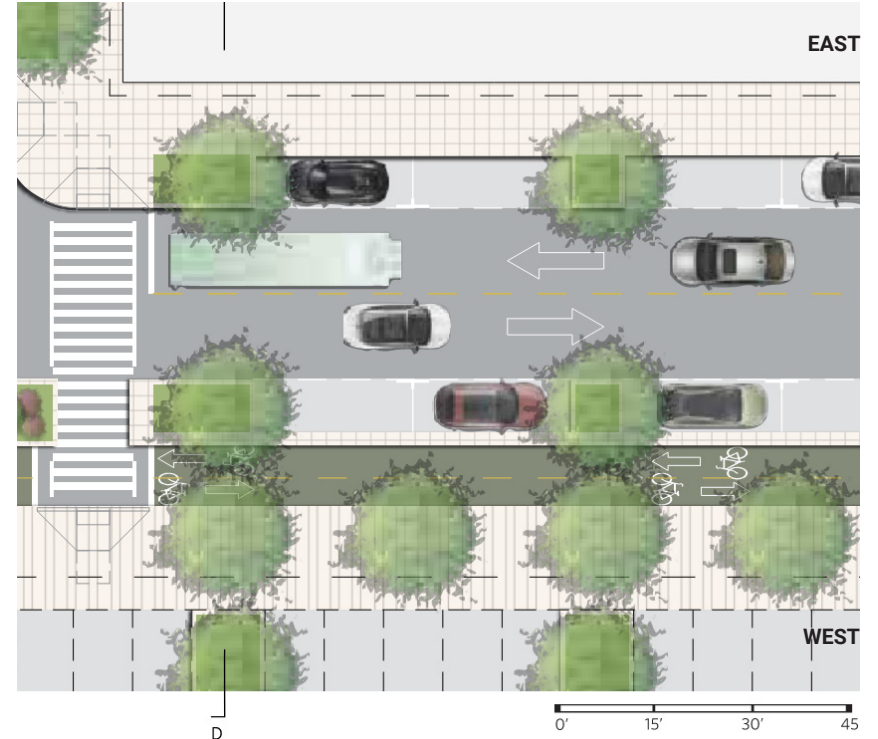


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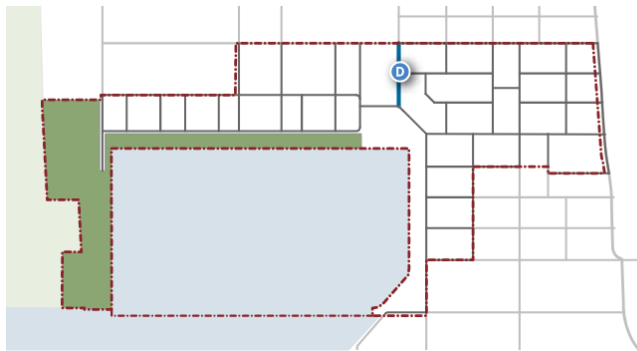
SITE DEVELOPMENT PLAN  
 November 7th, 2025



PAN AM WAY CROSS-SECTION



PAN AM WAY PARTIAL PLAN



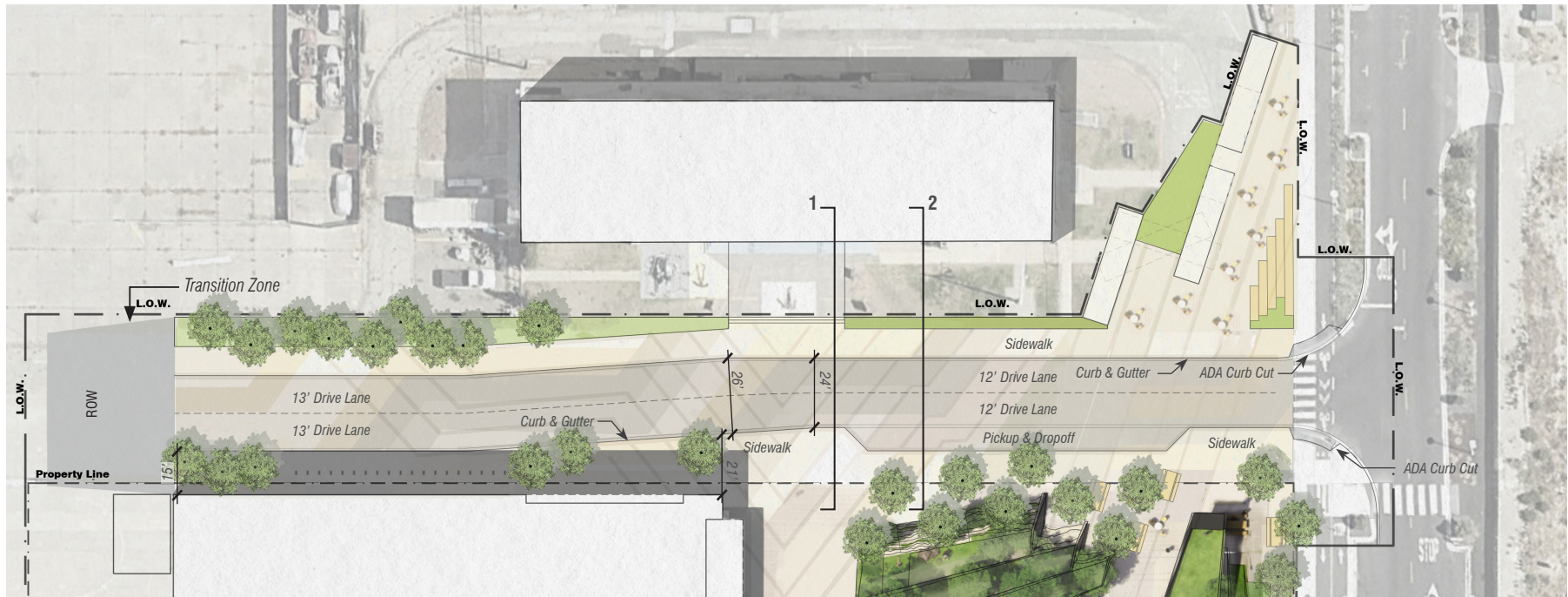
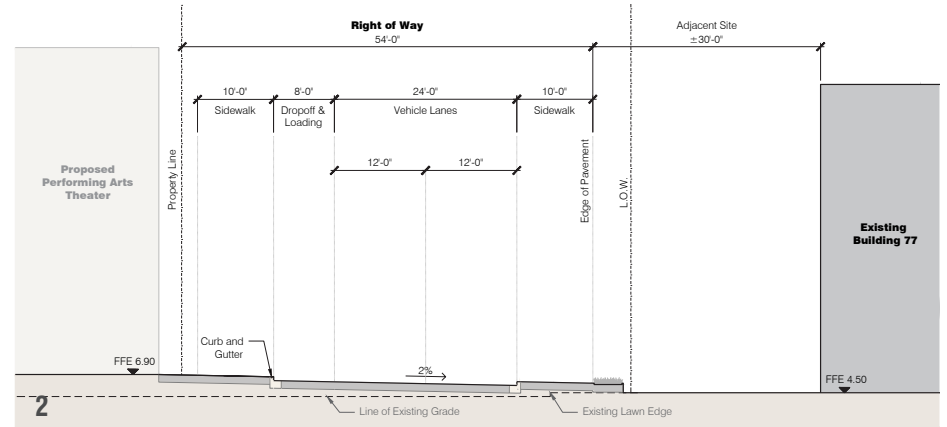
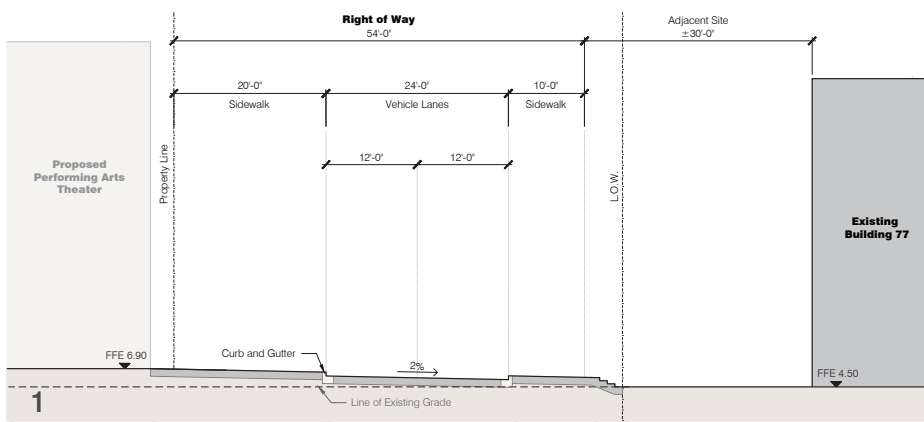
\* DRAWINGS FROM 9/12/2013 ALAMEDA POINT PLANNING GUIDE

**RADIUM THEATRE**  
ALAMEDA, CA

NOTE: ALL STREET IMPROVEMENTS TO BE DEVELOPED BY THE CITY OF ALAMEDA

**RIGHT OF WAY PLAN & SECTION**

Sections are to represent typical Public Works Engineering ROW criteria. Fire apparatus zone will have 26' wide road - refer to plans.



# RADIUM THEATRE

ALAMEDA, CA

*\*The ROW Design as shown is Conceptual and the final roadway design will be resolved as a condition of the development in the future.*

# RIGHT OF WAY PLAN & SECTION



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SITE DEVELOPMENT PLAN

November 7th, 2025

## OPEN SPACE

|                                      |    |
|--------------------------------------|----|
| Radium Plaza Conceptual Design ..... | 31 |
| Radium Plaza Conceptual Design ..... | 32 |
| Project Sustainability .....         | 33 |

## RADIUM THEATRE

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## OPEN SPACE

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SURFACEDESIGN INC



Architectural  
Resources Group

SITE DEVELOPMENT PLAN  
November 7th, 2025



# RADIUM THEATRE

ALAMEDA, CA

# RADIUM PLAZA CONCEPTUAL DESIGN

RADIUM



URBANMIX  
DEVELOPMENT



BORA

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In keeping with the special character of the site, the Radium Theatre team is targeting a highly sustainable project that will reduce stormwater runoff, mitigate the heat island effect of a paved site, provide nature and greenery for the community while building a efficient theatre with high performance systems, on-site renewable energy PV panels, reduced energy usage, interiors suffused with daylight and views and public amenities that enhance the special qualities of this location. We are targeting a LEED Gold certification for the building.



MAXIMIZE OPEN SPACE/PARKS



NATIVE, DROUGHT TOLERANT PLANTING



HIGH PERFORMANCE BLDG DESIGN  
TARGETING LEED GOLD



RENEWABLE ENERGY

## RADIUM THEATRE

ALAMEDA, CA

## PROJECT SUSTAINABILITY

RADIUM



URBANMIX  
DEVELOPMENT



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APPENDIX

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RADIUM THEATRE

ALAMEDA, CA

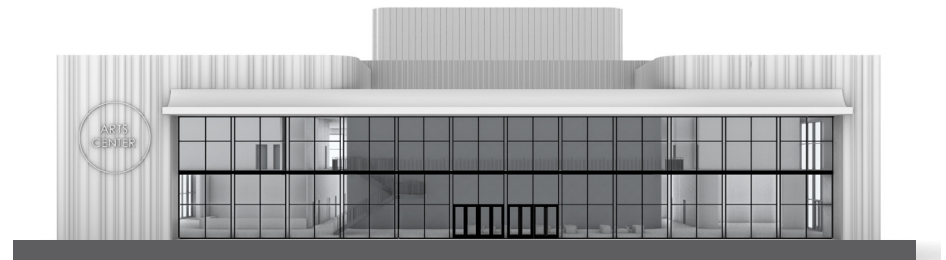
APPENDIX



Architectural Resources Group



North Elevation



East Elevation



South Elevation



West Elevation

# RADIUM THEATRE

ALAMEDA, CA

# CONCEPTUAL BUILDING ELEVATIONS



Architectural Resources Group

SITE DEVELOPMENT PLAN

November 7th, 2025



**RADIUM THEATRE**  
ALAMEDA, CA

**VIEW FROM SECOND FLOOR TERRACE**



**Stormwater Requirements Checklist**  
 Municipal Regional Stormwater Permit (MRP 2.0)  
 Stormwater Controls for Development Projects

**City of Alameda**  
**Public Works Department**  
**950 West Mall Square, Room 110**  
**Alameda, CA 94501-7558**  
**Phone: 510-747-7930 / Fax: 510-769-6030**

**I. Applicability of C.3 and C.6 Stormwater Requirements**

**I.A. Enter Project Data** (For "C.3 Regulated Projects," data will be reported in the municipality's stormwater Annual Report.)

I.A.1 Project Name: RADIUM THEATER

I.A.2 Project Address (include cross street): PAN AM WAY, ALAMEDA, CA 94501

I.A.3 Project APN: N/A I.A.4 Project Watershed<sup>1</sup>: SAN FRANCISCO BAY

I.A.5 Applicant Name: ANGELO OBERTELLO I.A.6 Date Submitted: 04/23/2025

I.A.7 Applicant Address: 2633 CAMINO RAMON SUITE 350, SAN RAMON, CA 94583

I.A.8 Applicant Phone: (925) 866-0322 I.A.9 Applicant Email Address: AOBERTELLO@CBANDG.COM

I.A.10 Development type: (check all that apply)  
 Residential  Commercial  Industrial  Mixed-Use  Streets, Roads, etc.  
 'Redevelopment' as defined by MRP: creating, adding and/or replacing exterior existing impervious surface on a site where past development has occurred<sup>2</sup>  
 'Special land use categories' as defined by MRP: (1) auto service facilities<sup>3</sup>, (2) retail gasoline outlets, (3) restaurants<sup>3</sup>, (4) uncovered parking area (stand-alone or part of a larger project)

I.A.11 Project Description<sup>4</sup>: Alameda Food Bank expansion and parking lot reconfiguration.  
 (Also note any past or future phases of the project.)

I.A.12 Total Area of Site: 3.67 acres I.A.13 Slope on Site: 0.50 %

I.A.14 Total Area of land disturbed during construction (include clearing, grading, excavating and stockpile area: 3.67 acres.)

**I.B. Is the project a "C.3 Regulated Project" per MRP Provision C.3.b?**

I.B.1 Enter the amount of impervious surface<sup>4</sup> created and/or replaced by the project (if the total amount is 5,000 sq.ft. or more):

**Table of Impervious and Pervious Surfaces**

| Type of Impervious Surface  | a                                       | b  | c  | d                                      |
|---|---|--|--|--|
|   | Pre-Project Impervious Surface (sq.ft.) | Existing Impervious Surface to be Replaced <sup>7</sup> (sq.ft.) | New Impervious Surface to be Created <sup>7</sup> (sq.ft.) | Post-project pervious surface (sq.ft.) |
| Roof area(s) – excluding any portion of the roof that is vegetated ("green roof") | -                                       | 24,900   | 375  | N/A                                    |
| Impervious <sup>5</sup> sidewalks, patios, paths, driveways                       | 30,635                                  | 30,430   | 9,110  |  |
| Impervious <sup>5</sup> uncovered parking <sup>6</sup>                            | 105,000                                 | -  | -  |  |
| Streets (public)  | -                                       | 19,015   | -  |  |
| Streets (private)   | -                                       | -  | -  |  |
| Totals:   | 135,635                                 | <b>74,345</b>  | <b>9,485</b>   | <b>40,970</b>                          |
| Area of Existing Impervious Surface to remain in place                            |   |  | 34,935   |  |
| Total New Impervious Surface (sum of totals for columns b and c):                 |   |  | <b>118,765</b>   |  |

<sup>1</sup> Watershed is defined by the maps from the Alameda County Flood Control District at <http://acffloodcontrol.org/resources/explore-watersheds>  
<sup>2</sup> Roadway projects that replace existing impervious surface are subject to C.3 requirements only if one or more lanes of travel are added.  
<sup>3</sup> Standard Industrial Classification (SIC) codes are in Section 2.3 of the C.3 Technical Guidance (download at [www.cleanwaterprogram.org](http://www.cleanwaterprogram.org))  
<sup>4</sup> Project description examples: 5-story office building, industrial warehouse, residential with five 4-story buildings for 200 condominiums, etc.  
<sup>5</sup> Per the MRP, pavement that meets the following definition of pervious pavement is NOT an impervious surface. Pervious pavement is defined as pavement that stores and infiltrates rainfall at a rate equal to immediately surrounding unpaved, landscaped areas, or that stores and infiltrates the rainfall runoff volume described in Provision C.3.d.  
<sup>6</sup> Uncovered parking includes top level of a parking structure.  
<sup>7</sup> "Replace" means to install new impervious surface where existing impervious surface is removed. "Create" means to install new impervious surface where there is currently no impervious surface.

**I.B. Is the project a “C.3 Regulated Project” per MRP 2.0 Provision C.3.b? (continued)**

|   | Yes                                 | No                                  | NA                       |
|---|-------------------------------------|-------------------------------------|--------------------------|
| I.B.2 In Item I.B.1, does the Total New Impervious Surface equal 10,000 sq.ft. or more? <i>If YES, skip to Item I.B.5 and check “Yes.” If NO, continue to Item I.B.3.</i>   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| I.B.3 Does the Item I.B.1 Total New Impervious Surface equal 5,000 sq.ft. or more, but less than 10,000 sq.ft.? <i>If YES, continue to Item I.B.4. If NO, skip to Item I.B.5 and check “No.”</i>  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| I.B.4 Is the project a “Special Land Use Category” per Item I.A.10? For uncovered parking, check YES only if there is 5,000 sq.ft or more uncovered parking. <i>If NO, go to Item I.B.5 and check “No.” If YES, go to Item I.B.5 and check “Yes.”</i>   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| I.B.5 Is the project a C.3 Regulated Project? <i>If YES, go to Item I.B.6; if NO, continue to Item I.C.</i>   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| I.B.6 Does the total amount of Replaced impervious surface equal 50 percent or more of the Pre-Project Impervious Surface? <i>If YES, stormwater treatment requirements apply to the whole site; if NO, these requirements apply only to the impervious surface created and/or replaced.</i>  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| I.B.7 Is the project installing a total of 3,000 sq.ft. or more (excluding private-use patios in single family homes, townhomes, or condominiums) of new pervious pavement systems? (Pervious pavement systems include pervious concrete, pervious asphalt, pervious pavers and grid pavers etc. and are described in the C3 Technical Guidance at <a href="http://www.cleanwaterprogram.org">www.cleanwaterprogram.org</a> ) If YES, stormwater treatment system inspection requirements (C.3.h) apply; (Municipal staff – add this site to your list of sites needing a final inspection at the end of construction and on-going O&M inspections.) If NO, inspection requirements only apply if there are other treatment systems installed on the project. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**I.C. Projects that are NOT C.3 Regulated Projects**

If you answered NO to Item I.B.5, or the project creates/replaces less than 5,000 sq. ft. of impervious surface, then the project is NOT a C.3 Regulated Project, and stormwater treatment is not required, BUT the municipality may determine that source controls and site design measures are required. Skip to Section II.

**I.D. Projects that ARE C.3 Regulated Projects**

If you answered YES to Item I.B.5, then the project is a C.3 Regulated Project. The project must include appropriate site design measures and source controls AND hydraulically-sized stormwater treatment measures. Hydromodification management may also be required; refer to Section II to make this determination. If final discretionary approval was granted on or after **DECEMBER 1, 2011**, Low Impact Development (LID) requirements apply, except for “Special Projects.” See Section II.

**I.E. Identify C.6 Construction-Phase Stormwater Requirements**

|   | Yes                                 | No                                  |
|---|-------------------------------------|-------------------------------------|
| I.E.1 Does the project disturb 1.0 acre (43,560 sq.ft.) or more of land? (See Item I.A.14). <i>If Yes, obtain coverage under the state’s Construction General Permit at <a href="https://smarts.waterboards.ca.gov/smarts/faces/SwSmartsLogin.jsp">https://smarts.waterboards.ca.gov/smarts/faces/SwSmartsLogin.jsp</a>. Submit to the municipality a copy of your Notice of Intent and Storm Water Pollution Prevention Plan (SWPPP) before a grading or building permit is issued.</i>  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| I.E.2 Is the site a “High Priority Site” that disturbs less than 1.0 acre (43,560 sq.ft.) of land? (Municipal staff will make the final determination.)<br>“High Priority Sites” are sites having any of the following criteria: <ul style="list-style-type: none"> <li>▪ that require a grading permit,</li> <li>▪ are adjacent to a creek,</li> <li>▪ or are otherwise high priority for stormwater protection during construction (see MRP 2.0 Provision C.6.e.ii.(2)(c))</li> </ul>   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| I.E.3 Is the site a “Hillside Site” that disturbs 5,000 sq.ft. or more, but less than 1.0 acre (43,560 sq.ft.) of land? (Municipal staff will make the final determination.) <ul style="list-style-type: none"> <li>▪ “Hillside Sites” are located on hillsides, as indicated on a jurisdictional map of hillside development areas or as indicated by meeting jurisdictional hillside development criteria.</li> <li>▪ If no map or criteria exist, then Hillside Sites are sites with a slope of 15% or more (see I.A.13 above and MRP 2.0 Provision C.6.e.ii.(2)(b)).</li> </ul> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

➤ NOTE TO APPLICANT: All projects require appropriate stormwater best management practices (BMPs) during construction. Refer to the Section II to identify appropriate construction BMPs.

➤ NOTE TO MUNICIPAL STAFF: If the answer is “Yes” to I.E.1, I.E.2, OR I.E.3, refer this project to construction site inspection staff to be added to their list of projects that require stormwater inspections at least monthly during the wet season (October 1 through April 30) and other times of the year as appropriate.

## II. Implementation of Stormwater Requirements

**II.A.** Complete the appropriate sections for the project. For non-C.3 Regulated Projects, Sections II.B, II.C, and II.D apply. For C.3 Regulated Projects, all sections of Section II apply.

### II.B. Select Appropriate Site Design Measures

- *Required for C.3 Regulated Projects.*
- *Starting December 1, 2012, projects that create and/or replace 2,500 - 10,000 sq.ft. of impervious surface, and stand-alone single family homes that create/replace 2,500 sq.ft. or more of impervious surface, must include one of Site Design Measures a through f.<sup>8</sup>*
- *All other projects are encouraged to implement site design measures, which may be required at municipality discretion.*
- *Consult with municipal staff about requirements for your project.*

II.B.1 Is the site design measure included in the project plans?

| Yes                                 | No                                  | Plan Sheet No.  |
|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | b. Direct roof runoff onto vegetated areas.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | e. Construct sidewalks, walkways, and/or patios with pervious surfaces. Use the specifications in the C3 Technical Guidance (Version 4.1) or for small projects see the BASMAA Pervious Paving Factsheet. For these documents and others go to <a href="http://www.cleanwaterprogram.org">www.cleanwaterprogram.org</a> and click on "Resources."   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | f. Construct bike lanes, driveways, and/or uncovered parking lots with pervious surfaces. Use the specifications in the C3 Technical Guidance (Version 4.1) or for small projects see the BASMAA Pervious Paving Factsheet. For these documents and others go to the program website at: <a href="http://www.cleanwaterprogram.org">www.cleanwaterprogram.org</a> and click on "Resources." |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | g. Minimize land disturbance and impervious surface (especially parking lots).  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | h. Maximize permeability by clustering development and preserving open space.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | i. Use micro-detention, including distributed landscape-based detention.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | j. Protect sensitive areas, including wetland and riparian areas, and minimize changes to the natural topography.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | k. Self-treating area (see Section 4.1 of the C.3 Technical Guidance)   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | l. Self-retaining area (see Section 4.2 of the C.3 Technical Guidance)  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | m. Plant or preserve interceptor trees (Section 4.5, C.3 Technical Guidance)  |

<sup>8</sup> See MRP Provision C.3.a.i(6) for non-C.3 Regulated Projects, C.3.c.i(2)(a) for Regulated Projects, C.3.i for projects that create/replace 2,500 to 10,000 sq.ft. of impervious surface and stand-alone single family homes that create/replace 2,500 sq.ft. or more of impervious surface.

**II.C. Select appropriate source controls** (Applies to C.3 Regulated Projects; encouraged for other projects. Consult municipal staff.<sup>9</sup>)

| Are these features in project?      |                                     | Features that require source control measures | Source control measures<br>(Refer to Local Source Control List for detailed requirements)   | Is source control measure included in project plans? |                                     | Plan Sheet No. |
|-------------------------------------|-------------------------------------|---|---|--|-------------------------------------|----------------|
| Yes                                 | No                                  |   |   | Yes  | No                                  |                |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Storm Drain                                   | Mark on-site inlets with the words "No Dumping! Flows to Bay" or equivalent.  | <input checked="" type="checkbox"/>                  | <input type="checkbox"/>            |                |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Floor Drains                                  | Plumb interior floor drains to sanitary sewer <sup>10</sup> [or prohibit].  | <input type="checkbox"/>                             | <input checked="" type="checkbox"/> |                |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Parking garage                                | Plumb interior parking garage floor drains to sanitary sewer. <sup>9</sup>  | <input type="checkbox"/>                             | <input checked="" type="checkbox"/> |                |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Landscaping                                   | <ul style="list-style-type: none"> <li>▪ Retain existing vegetation as practicable.</li> <li>▪ Select diverse species appropriate to the site. Include plants that are pest- and/or disease-resistant, drought-tolerant, and/or attract beneficial insects.</li> <li>▪ Minimize use of pesticides and quick-release fertilizers.</li> <li>▪ Use efficient irrigation system; design to minimize runoff.</li> </ul>  | <input checked="" type="checkbox"/>                  | <input type="checkbox"/>            |                |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Pool/Spa/Fountain                             | Provide connection to the sanitary sewer to facilitate draining. <sup>9</sup>   | <input type="checkbox"/>                             | <input checked="" type="checkbox"/> |                |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Food Service Equipment (non-residential)      | Provide sink or other area for equipment cleaning, which is: <ul style="list-style-type: none"> <li>▪ Connected to a grease interceptor prior to sanitary sewer discharge.<sup>9</sup></li> <li>▪ Large enough for the largest mat or piece of equipment to be cleaned.</li> <li>▪ Indoors or in an outdoor roofed area designed to prevent stormwater run-on and run-off, and signed to require equipment washing in this area.</li> </ul>                           | <input checked="" type="checkbox"/>                  | <input type="checkbox"/>            |                |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Refuse Areas                                  | <ul style="list-style-type: none"> <li>▪ Provide a roofed and enclosed area for dumpsters, recycling containers, etc., designed to prevent stormwater run-on and runoff.</li> <li>▪ Connect any drains in or beneath dumpsters, compactors, and tallow bin areas serving food service facilities to the sanitary sewer.<sup>9</sup></li> </ul>  | <input checked="" type="checkbox"/>                  | <input type="checkbox"/>            |                |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Outdoor Process Activities <sup>11</sup>      | Perform process activities either indoors or in roofed outdoor area, designed to prevent stormwater run-on and runoff, and to drain to the sanitary sewer. <sup>9</sup>   | <input type="checkbox"/>                             | <input checked="" type="checkbox"/> |                |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Outdoor Equipment/Materials Storage           | <ul style="list-style-type: none"> <li>▪ Cover the area or design to avoid pollutant contact with stormwater runoff.</li> <li>▪ Locate area only on paved and contained areas.</li> <li>▪ Roof storage areas that will contain non-hazardous liquids, drain to sanitary sewer<sup>9</sup>, and contain by berms or similar.</li> </ul>  | <input type="checkbox"/>                             | <input checked="" type="checkbox"/> |                |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Vehicle/Equipment Cleaning                    | <ul style="list-style-type: none"> <li>▪ Roofed, pave and berm wash area to prevent stormwater run-on and runoff, plumb to the sanitary sewer<sup>9</sup>, and sign as a designated wash area.</li> <li>▪ Commercial car wash facilities shall discharge to the sanitary sewer.<sup>9</sup></li> </ul>  | <input type="checkbox"/>                             | <input checked="" type="checkbox"/> |                |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Vehicle/Equipment Repair and Maintenance      | <ul style="list-style-type: none"> <li>▪ Designate repair/maintenance area indoors, or an outdoors area designed to prevent stormwater run-on and runoff and provide secondary containment. Do not install drains in the secondary containment areas.</li> <li>▪ No floor drains unless pretreated prior to discharge to the sanitary sewer.<sup>9</sup></li> <li>▪ Connect containers or sinks used for parts cleaning to the sanitary sewer.<sup>9</sup></li> </ul> | <input type="checkbox"/>                             | <input checked="" type="checkbox"/> |                |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Fuel Dispensing Areas                         | <ul style="list-style-type: none"> <li>▪ Fueling areas shall have impermeable surface that is a) minimally graded to prevent ponding and b) separated from the rest of the site by a grade break.</li> <li>▪ Canopy shall extend at least 10 ft in each direction from each pump and drain away from fueling area.</li> </ul>   | <input type="checkbox"/>                             | <input checked="" type="checkbox"/> |                |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Loading Docks                                 | <ul style="list-style-type: none"> <li>▪ Cover and/or grade to minimize run-on to and runoff from the loading area.</li> <li>▪ Position downspouts to direct stormwater away from the loading area.</li> <li>▪ Drain water from loading dock areas to the sanitary sewer.<sup>9</sup></li> <li>▪ Install door skirts between the trailers and the building.</li> </ul>  | <input checked="" type="checkbox"/>                  | <input type="checkbox"/>            |                |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Fire Sprinklers                               | Design for discharge of fire sprinkler test water to landscape or sanitary sewer. <sup>9</sup>  | <input checked="" type="checkbox"/>                  | <input type="checkbox"/>            |                |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Miscellaneous Drain or Wash Water             | <ul style="list-style-type: none"> <li>▪ Drain condensate of air conditioning units to landscaping. Large air conditioning units may connect to the sanitary sewer.<sup>9</sup></li> <li>▪ Roof drains shall drain to unpaved area where practicable.</li> <li>▪ Drain boiler drain lines, roof top equipment, all washwater to sanitary sewer.<sup>9</sup></li> </ul>  | <input checked="" type="checkbox"/>                  | <input type="checkbox"/>            |                |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Architectural Copper                          | Discharge rinse water to sanitary sewer <sup>9</sup> , or collect and dispose properly offsite. See flyer "Requirements for Architectural Copper."  | <input type="checkbox"/>                             | <input checked="" type="checkbox"/> |                |

**II.D. Implement Construction Best Management Practices (BMPs)** (Applies to all projects – see Provision C.6 for more details.)

<sup>9</sup> See MRP Provision C.3.a.i(7) for non-C.3 Regulated Projects and Provision C.3.c.i(1) for C.3 Regulated Projects.

<sup>10</sup> Any connection to the sanitary sewer system is subject to sanitary district approval.

<sup>11</sup> Businesses that may have outdoor process activities/equipment include machine shops, auto repair, industries with pretreatment facilities.

| Yes                                 | No                       | Best Management Practice (BMP)  |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Attach the municipality's construction BMP plan sheet to project plans and require contractor to implement the applicable BMPs on the plan sheet.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Temporary erosion controls to stabilize all denuded areas until permanent erosion controls are established.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Delineate with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Provide notes, specifications, or attachments describing the following: <ul style="list-style-type: none"> <li>▪ Construction, operation and maintenance of erosion and sediment controls, include inspection frequency;</li> <li>▪ Methods and schedule for grading, excavation, filling, clearing of vegetation, and storage and disposal of excavated or cleared material;</li> <li>▪ Specifications for vegetative cover &amp; mulch, include methods and schedules for planting and fertilization;</li> <li>▪ Provisions for temporary and/or permanent irrigation.</li> </ul> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Perform clearing and earth moving activities only during dry weather.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Use sediment controls or filtration to remove sediment when dewatering and obtain all necessary permits.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Protect all storm drain inlets in vicinity of site using sediment controls such as berms, fiber rolls, or filters.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Trap sediment on-site, using BMPs such as sediment basins or traps, earthen dikes or berms, silt fences, check dams, soil blankets or mats, covers for soil stock piles, etc.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Divert on-site runoff around exposed areas; divert off-site runoff around the site (e.g., swales and dikes).  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Protect adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Limit construction access routes and stabilize designated access points.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | No cleaning, fueling, or maintaining vehicles on-site, except in a designated area where washwater is contained and treated.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Store, handle, and dispose of construction materials/wastes properly to prevent contact with stormwater.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Contractor shall train and provide instruction to all employees/subcontractors re: construction BMPs.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, washwater or sediments, rinse water from architectural copper, and non-stormwater discharges to storm drains and watercourses.   |

**PROJECTS THAT ARE NOT C.3 REGULATED PROJECTS STOP HERE!**

**II.E. Biotreatment, Infiltration and Rain Water Harvesting and Use.**

MRP 2.0 no longer requires that a feasibility analysis of infiltration and rainwater harvesting be conducted. However, applicants using biotreatment are encouraged to maximize infiltration of stormwater if site conditions allow. If feasible and desired, infiltration and rainwater harvesting may be cost effective solutions depending on the project.

**II.F. Stormwater Treatment Measures (Applies to C.3 Regulated Projects)**

**II.F.1** Check the applicable box and indicate the treatment measures to be included in the project.

| Yes  | No                                  |   |   |                                 |   |                                       |  |  |   |  |   |  |
|--|-------------------------------------|---|---|---------------------------------|---|---------------------------------------|--|--|---|--|---|--|
| <input type="checkbox"/>                               | <input checked="" type="checkbox"/> | <p>Is the project a Special Project? (See Appendix K of the C.3 Technical Guidance for criteria.)</p> <p>If Yes, complete the Special Projects Worksheet (go to the program website at: <a href="http://www.cleanwaterprogram.org">www.cleanwaterprogram.org</a> and click on "Resources") and consult with municipal staff about the need to prepare a discussion of the feasibility and infeasibility of 100% LID treatment. Indicate the type of non-LID treatment to be used, the hydraulic sizing method*, and percentage of the amount of runoff specified in Provision C.3.d that is treated:</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;"><u>Non-LID Treatment</u></th> <th style="text-align: left;"><u>Hydraulic sizing method*</u></th> <th style="text-align: left;"><u>% of C.3.d amount of runoff treated</u></th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/> Media filter</td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Tree well filter</td> <td></td> <td></td> </tr> </tbody> </table> | <u>Non-LID Treatment</u>                        | <u>Hydraulic sizing method*</u> | <u>% of C.3.d amount of runoff treated</u>            | <input type="checkbox"/> Media filter |  |  | <input type="checkbox"/> Tree well filter       |  |   |  |
| <u>Non-LID Treatment</u>                               | <u>Hydraulic sizing method*</u>     | <u>% of C.3.d amount of runoff treated</u>  |   |                                 |   |                                       |  |  |   |  |   |  |
| <input type="checkbox"/> Media filter                  |                                     |   |   |                                 |   |                                       |  |  |   |  |   |  |
| <input type="checkbox"/> Tree well filter              |                                     |   |   |                                 |   |                                       |  |  |   |  |   |  |
| <input checked="" type="checkbox"/>                    | <input type="checkbox"/>            | <p>Is the project using biotreatment to treat the C.3.d amount of runoff?</p> <p>For more information on infiltration and rainwater harvesting and use of stormwater, refer to the C3 Technical Guidance downloadable at the program website: <a href="http://www.cleanwaterprogram.org">www.cleanwaterprogram.org</a></p> <p>If Yes, indicate the biotreatment measures to be used, and the hydraulic sizing method:</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;"><u>Biotreatment Measures</u></th> <th style="text-align: left;"><u>Hydraulic sizing method*</u></th> </tr> </thead> <tbody> <tr> <td><input checked="" type="checkbox"/> Bioretention area</td> <td style="text-align: center;">3</td> </tr> <tr> <td><input type="checkbox"/> Flow-through planter</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Other (specify): _____</td> <td></td> </tr> </tbody> </table>   | <u>Biotreatment Measures</u>                    | <u>Hydraulic sizing method*</u> | <input checked="" type="checkbox"/> Bioretention area | 3                                     | <input type="checkbox"/> Flow-through planter          |  | <input type="checkbox"/> Other (specify): _____ |  |   |  |
| <u>Biotreatment Measures</u>                           | <u>Hydraulic sizing method*</u>     |   |   |                                 |   |                                       |  |  |   |  |   |  |
| <input checked="" type="checkbox"/> Bioretention area  | 3                                   |   |   |                                 |   |                                       |  |  |   |  |   |  |
| <input type="checkbox"/> Flow-through planter          |                                     |   |   |                                 |   |                                       |  |  |   |  |   |  |
| <input type="checkbox"/> Other (specify): _____        |                                     |   |   |                                 |   |                                       |  |  |   |  |   |  |
| <input type="checkbox"/>                               | <input checked="" type="checkbox"/> | <p>Is the project using infiltration or rainwater harvesting/use?</p> <p>For more information on infiltration and rainwater harvesting and use of stormwater, refer to the C3 Technical Guidance downloadable at the program website: <a href="http://www.cleanwaterprogram.org">www.cleanwaterprogram.org</a></p> <p>If Yes, indicate the measures to be used, and hydraulic sizing method:</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;"><u>LID Treatment Measure (non-biotreatment)</u></th> <th style="text-align: left;"><u>Hydraulic sizing method*</u></th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/> Rainwater harvesting and use</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Bioinfiltration<sup>12</sup></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Infiltration trench</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Other (specify): _____</td> <td></td> </tr> </tbody> </table>   | <u>LID Treatment Measure (non-biotreatment)</u> | <u>Hydraulic sizing method*</u> | <input type="checkbox"/> Rainwater harvesting and use |                                       | <input type="checkbox"/> Bioinfiltration <sup>12</sup> |  | <input type="checkbox"/> Infiltration trench    |  | <input type="checkbox"/> Other (specify): _____ |  |
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| <input type="checkbox"/> Rainwater harvesting and use  |                                     |   |   |                                 |   |                                       |  |  |   |  |   |  |
| <input type="checkbox"/> Bioinfiltration <sup>12</sup> |                                     |   |   |                                 |   |                                       |  |  |   |  |   |  |
| <input type="checkbox"/> Infiltration trench           |                                     |   |   |                                 |   |                                       |  |  |   |  |   |  |
| <input type="checkbox"/> Other (specify): _____        |                                     |   |   |                                 |   |                                       |  |  |   |  |   |  |

**\*Hydraulic Sizing Method:** Indicate which of the following Provision C.3.d.i hydraulic sizing methods were used:

1. Volume based approaches – Refer to Provision C.3.d.i.(1):
  - 1(a) Urban Runoff Quality Management approach, or
  - 1(b) 80% capture approach (recommended volume-based approach).
2. Flow-based approaches – Refer to Provision C.3.d.i.(2):
  - 2(a) 10% of 50-year peak flow approach,
  - 2(b) Percentile rainfall intensity approach, or
  - 2(c) 0.2-Inch-per-hour intensity approach (this is recommended flow-based approach AND the basis for the 4% rule of thumb described in Section 5.1 of the C.3 Technical Guidance).
3. Combination hydraulic sizing approach -- Refer to Provision C.3.d.i.(3):
 

If a combination flow and volume design basis was used, indicate which flow-based and volume-based criteria were used.

<sup>12</sup> See Section 6.1 of the C.3 Technical Guidance for conditions in which bioretention areas provide bioinfiltration.

**II.G. Is the project a Hydromodification Management<sup>13</sup> (HM) Project?** (Complete this section for C.3 Regulated Projects)

- II.G.1 Does the project create and/or replace 1 acre (43,560 sq. ft.) or more of impervious surface? (Refer to Item I.B.1.)
- Yes. *Continue to Item II.G.2.*
- No. *The project is NOT required to incorporate HM measures. Skip to Item II.G.6 and check "No."*
- II.G.2 Is the total impervious area increased over the pre-project condition? (Refer to Item I.B.1.)
- Yes. *Continue to Item II.G.3.*
- No. *The project is NOT required to incorporate HM measures. Skip to Item II.G.6 and check "No."*
- II.G.3 Is the site located in a tidally influenced/depositional area, or in the extreme eastern portion of the county that is not subject to HM requirements? (See HMP Susceptibility Map in Appendix I of the C.3 Technical Guidance.)
- Yes. *Project is exempt from HM requirements. Attach map indicating project location. Skip to II.G.6 and check "No."*
- No. *Continue to II.G.4.*
- II.G.4 Is the site located in a high slope zone or special consideration watershed, as shown on the HMP Susceptibility Map?
- Yes. *Project is subject to HM requirements. Attach map indicating project location. Skip to II.G.6 and check "Yes."*
- No. *Continue to II.G.5.*
- II.G.5 For sites located in a white area on the HMP Susceptibility Map, has an engineer or qualified environmental professional determined that runoff from the project flows only through a hardened channel or enclosed pipe along its entire length before emptying into a waterway in the exempt area?
- Yes. *Project is exempt from HM requirements. Attach signed statement by qualified professional. Go to II.G.6 and check "No."*
- No. *Project is subject to HM requirements. Attach map indicating project location. Go to Item G.6 and check "Yes."*
- II.G.6 Is the project a Hydromodification Management Project?
- Yes. *The project is subject to HM requirements in Provision C.3.g of the Municipal Regional Stormwater Permit.*
- No. *The project is EXEMPT from HM requirements.*
- HM requirements are impracticable. (Attach documentation needed to comply with the impracticability provision in MRP Attachment B.)
- *If the project is subject to the HM requirements, incorporate in the project flow duration stormwater control measures designed such that post-project stormwater discharge rates and durations match pre-project discharge rates and durations. The Bay Area Hydrology Model (BAHM) has been developed to size flow duration controls. See [www.bayareahydrologymodel.org](http://www.bayareahydrologymodel.org). Guidance is provided in Chapter 7 of the C.3 Technical Guidance.*

**II.H Stormwater Treatment Measure and/HM Control Owner or Operator's Information:**

Name: Radium Theater

Address: Pan Am Way, Alameda, CA 94501

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

- *Applicant must call for inspection and receive inspection within 45 days of installation of treatment measures and/or hydromodification management controls.*

Name of applicant completing the form: Angelo Obertello

Signature: \_\_\_\_\_ Date: 04/23/2025

<sup>13</sup> Hydromodification is the modification of a stream's hydrograph, caused in general by increases in flows and durations that result when land is developed (made more impervious). The effects of hydromodification include, but are not limited to, increased bed and bank erosion, loss of habitat, increased sediment transport and deposition, and increased flooding. Hydromodification management control measures are designed to reduce these effects.

**III. For Completion By Municipal Staff**

**III.1 Alternative Certification:** Was the treatment system sizing and design reviewed by a qualified third-party professional that is not a member of the project team or agency staff?

Yes     No    Name of Reviewer \_\_\_\_\_

**III.2. Confirm Operations and Maintenance (O&M) Submittal:**

*The following questions apply to C.3 Regulated Projects and Hydromodification Management Projects.*

|   | Yes                      | No                       | N/A                      |
|---|--------------------------|--------------------------|--------------------------|
| III.2.a Was maintenance plan submitted?                             | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| III.2.b Was maintenance plan approved?                              | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| III.2.c Was maintenance agreement submitted? (Date executed: _____) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

➤ *Attach the executed maintenance agreement as an appendix to this checklist.*

**III.3 Incorporate HM Controls (if required)**

**Are the applicable items for HM compliance included in the plan submittal?**

| Yes                      | No                       | NA                       | Documentation for HM Compliance   |
|--------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Site plans with pre- and post-project impervious surface areas, surface flow directions of entire site, locations of flow duration controls and site design measures per HM site design requirement   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Soils report or other site-specific document showing soil types at all parts of site  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | If project uses the Bay Area Hydrology Model (BAHM), a list of model inputs.  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | If project uses custom modeling, a summary of the modeling calculations with corresponding graph showing curve matching (existing, post-project, and post-project with HM controls curves), goodness of fit, and (allowable) low flow rate. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | If project uses the Impracticability Provision, a listing of all applicable costs and a brief description of the alternative HM project (name, location, date of start up, entity responsible for maintenance).                             |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | If the project uses alternatives to the default BAHM approach or settings, a written description and rationale.   |

➤ *Municipal staff: Refer to the "Flow Duration Control Review Worksheet for HM Submittals" to review the documentation submitted for HM compliance.*

**III.4 Annual Operations and Maintenance (O&M) Submittals:**

*For C.3 Regulated Projects and Hydromodification Management Projects, indicate the dates on which the Applicant submitted annual reports for project O&M:* \_\_\_\_\_

**III.5 Comments:**

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**III.6 Notes:**

Section I Notes: \_\_\_\_\_  
 Section II Notes: \_\_\_\_\_  
 Section III Notes: \_\_\_\_\_

**III.7 Project Close-Out:**

*Stormwater Requirements Checklist*

- III.7.a Were final Conditions of Approval met?
- III.7.b Was initial inspection of the completed treatment/HM measure(s) conducted?  
(Date of inspection: \_\_\_\_\_)
- III.7.c Was maintenance plan submitted?  
(Date executed: \_\_\_\_\_)
- III.7.d Was project information provided to staff responsible for O&M verification inspections?  
(Date provided to inspection staff: \_\_\_\_\_)

Name of staff confirming project is closed out: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name of O&M staff receiving information: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Appendices**

- Appendix A: O&M Agreement
- Appendix B: O&M Annual Report Form



**I. Applicability of C.3 and C.6 Stormwater Requirements**

**I.A. Enter Project Data** (For "C.3 Regulated Projects," data will be reported in the municipality's stormwater Annual Report.)

I.A.1 Project Name: RADIUM THEATER

I.A.2 Project Address (include cross street): PAN AM WAY, ALAMEDA, CA 94501

I.A.3 Project APN: N/A I.A.4 Project Watershed<sup>1</sup>: SAN FRANCISCO BAY

I.A.5 Applicant Name: ANGELO OBERTELLO I.A.6 Date Submitted: 04/23/2025

I.A.7 Applicant Address: 2633 CAMINO RAMON SUITE 350, SAN RAMON, CA 94583

I.A.8 Applicant Phone: (925) 866-0322 I.A.9 Applicant Email Address: AOBERTELLO@CBANDG.COM

I.A.10 Development type: (check all that apply)  
 Residential  Commercial  Industrial  Mixed-Use  Streets, Roads, etc.  
 'Redevelopment' as defined by MRP: creating, adding and/or replacing exterior existing impervious surface on a site where past development has occurred<sup>2</sup>  
 'Special land use categories' as defined by MRP: (1) auto service facilities<sup>3</sup>, (2) retail gasoline outlets, (3) restaurants<sup>3</sup>, (4) uncovered parking area (stand-alone or part of a larger project)

I.A.11 Project Description<sup>4</sup>: Alameda Food Bank expansion and parking lot reconfiguration.  
 (Also note any past or future phases of the project.)

I.A.12 Total Area of Site: 3.67 acres I.A.13 Slope on Site: 0.50 %

I.A.14 Total Area of land disturbed during construction (include clearing, grading, excavating and stockpile area: 3.67 acres.)

**I.B. Is the project a "C.3 Regulated Project" per MRP Provision C.3.b?**

I.B.1 Enter the amount of impervious surface<sup>4</sup> created and/or replaced by the project (if the total amount is 5,000 sq.ft. or more):

**Table of Impervious and Pervious Surfaces**

| Type of Impervious Surface  | a                                       | b  | C  | d                                      |
|---|---|--|--|--|
|   | Pre-Project Impervious Surface (sq.ft.) | Existing Impervious Surface to be Replaced <sup>7</sup> (sq.ft.) | New Impervious Surface to be Created <sup>7</sup> (sq.ft.) | Post-project pervious surface (sq.ft.) |
| Roof area(s) – excluding any portion of the roof that is vegetated ("green roof") | -                                       | 24,900   | 375  | N/A                                    |
| Impervious <sup>5</sup> sidewalks, patios, paths, driveways                       | 30,635                                  | 30,430   | 9,110  |  |
| Impervious <sup>5</sup> uncovered parking <sup>6</sup>                            | 105,000                                 | -  | -  |  |
| Streets (public)  | -                                       | 19,015   | -  |  |
| Streets (private)   | -                                       | -  | -  |  |
| <b>Totals:</b>  | <b>135,635</b>                          | <b>74,345</b>  | <b>9,485</b>   | <b>40,970</b>                          |
| Area of Existing Impervious Surface to remain in place                            |   |  | 34,935   |  |
| <b>Total New Impervious Surface (sum of totals for columns b and c):</b>          |   |  | <b>118,765</b>   |  |

<sup>1</sup> Watershed is defined by the maps from the Alameda County Flood Control District at <http://acffloodcontrol.org/resources/explore-watersheds>  
<sup>2</sup> Roadway projects that replace existing impervious surface are subject to C.3 requirements only if one or more lanes of travel are added.  
<sup>3</sup> Standard Industrial Classification (SIC) codes are in Section 2.3 of the C.3 Technical Guidance (download at [www.cleanwaterprogram.org](http://www.cleanwaterprogram.org))  
<sup>4</sup> Project description examples: 5-story office building, industrial warehouse, residential with five 4-story buildings for 200 condominiums, etc.  
<sup>5</sup> Per the MRP, pavement that meets the following definition of pervious pavement is NOT an impervious surface. Pervious pavement is defined as pavement that stores and infiltrates rainfall at a rate equal to immediately surrounding unpaved, landscaped areas, or that stores and infiltrates the rainfall runoff volume described in Provision C.3.d.  
<sup>6</sup> Uncovered parking includes top level of a parking structure.  
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**I. Applicability of C.3 and C.6 Stormwater Requirements**

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 'Redevelopment' as defined by MRP: creating, adding and/or replacing exterior existing impervious surface on a site where past development has occurred<sup>2</sup>  
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**I.B. Is the project a "C.3 Regulated Project" per MRP Provision C.3.b?**

I.B.1 Enter the amount of impervious surface<sup>4</sup> created and/or replaced by the project (if the total amount is 5,000 sq.ft. or more):

**Table of Impervious and Pervious Surfaces**

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