

CITY OF ALAMEDA PLANNING BOARD
DRAFT RESOLUTION

A RESOLUTION OF THE PLANNING BOARD APPROVING DEVELOPMENT PLAN AND DESIGN REVIEW APPLICATION NO. PLN23-0328 FOR THE CONSTRUCTION OF TEN TOWNHOME UNITS ON A 0.47 ACRE LOT (APN: 072-0383-007-05)

WHEREAS, in 2014, the City of Alameda adopted the Del Monte Warehouse Master Plan (“Master Plan”) and a Development Agreement for the 11.06 acre property where the Del Monte Warehouse is located. The Master Plan divided the property into three developable sub-areas, A, B, and C; and

WHEREAS, on September 5, 2023 the applicant, Mike O’Hara on behalf of Tim Lewis Communities, submitted an application for a Development Plan, Design Review and Tentative Map to build 10 townhome units in two buildings on a 0.47 acre site (APN: 072-0383-007-05); and

WHEREAS, the Del Monte Warehouse area is designated as Mixed Use in the Alameda 2040 General Plan, which encourages a wide variety of housing types, including multifamily housing, and a wide variety of commercial and business uses; and

WHEREAS, the project site is zoned MX-MF, Mixed Use District with Multi-family Residential Combining District on approximately 0.26 acres, and M-1-PD-MF, Intermediate Industrial (Manufacturing) with Planned Development and Multi-family Combining Districts on approximately 0.21 acres in the Alameda Municipal Code (AMC) Zoning Map; and

WHEREAS, the Alameda General Plan and AMC require preparation of a Master Plan to guide development of the property consistent with the General Plan and AMC; and

WHEREAS, on April 8 2024, the Planning Board of the City of Alameda held a duly noticed public hearing on the subject application for a Development Plan and Design Review and examined all pertinent application materials and public testimony.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board finds this project is categorically exempt from environmental review pursuant to CEQA Guidelines Section 15332 – Infill Development, and finds that none of the exceptions to the categorical exemptions apply:

- 1. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.** The project is consistent with the development standards of the Del Monte Warehouse Master Plan and the Multi-family Combining District. The project is also consistent with Alameda General Plan 2040 policy LU-27, which requires infill development respect and enhance the architectural and landscape design quality of the neighborhood.

2. **The proposed development occurs within city limits on a project site of no more than five acres substantially surrounding urban uses.** The property is approximately 0.47 acres, is located entirely within city limits, and all neighboring properties have been developed.
3. **The project has no value as habitat for endangered, rare, or threatened species.** The property was originally developed in 1927 and was fully regraded in 2018 during the construction of the adjacent Littlejohn Commons and Del Monte Warehouse development projects, and therefore has no value as habitat for endangered, rare or threatened species.
4. **Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.** Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The project will comply with the City's Off-Street Bicycle Parking Requirements to facilitate alternative modes of transportation. The project is a typical small scale residential use that would have de minimis impacts.
5. **The site can be adequately served by all required utilities and public services.** The property is located within recently redeveloped area that is served by existing utilities and services; and

BE IT FURTHER RESOLVED, that the Planning Board finds as a separate and independent basis, the project is also exempt from CEQA pursuant to CEQA Guidelines Section 15183 (projects consistent with General Plan and Zoning); and

BE IT FURTHER RESOLVED, that pursuant to AMC Section 30-4.20(g), the Planning Board has made the following findings relative to proposed Development Plan:

1. **The Development Plan qualifies for approval under the Del Monte Warehouse Master Plan and satisfies the purpose of the Planned Development regulations under AMC Section 30-4.20.g.3(a), (b).** The Development Plan support the Del Monte Warehouse Master Plan's effective use of the site for residential uses, internal roadways and paseos, landscaping and open spaces, and pedestrian, transit and bicycle facilities designed to provide a neighborhood that is pedestrian, bicycle and transit friendly. The Development Plan allows for the effective management of on-site parking facilities and utilizes street extensions, landscaping, building placement and orientation to create an effective and successful residential neighborhood that can be marketed and developed expeditiously, that can create a compatible interface with the adjacent properties and uses, and provide strategies for the conservation of natural resources, renewable energy and sustainable design.

2. **The Development Plan is designed in a manner compatible with existing and potential contiguous uses. The Development Plan also provides a sufficient vehicular and non-vehicular circulation system within the project with the least amount of duplication, and the Plan provides the best interface with other systems (AMC Section 30-4.20.g.3(c), (d)).** The Development Plan utilizes the Del Monte Warehouse site's existing driveway for vehicle access and will not require new driveway curb cuts that would interrupt existing vehicle, pedestrian and bicycle infrastructure.
3. **The Development Plan provides and maintains adequate landscaping using, where appropriate, native plants and taking maximum advantage of the screening capabilities of landscaping (AMC Section 30-4.20.g.3(e)).** The Development Plan and Design Review will have a landscape buffer between the proposed buildings and the public right of way, utilizing native drought tolerant species. The project's stormwater treatment bioswales are integrated with decorative landscaping.
4. **The amount of land proposed for any particular use can be marketed for that use within a reasonable time after development is complete. AMC Section 30-4.20.g.3(f).** The project site was previously graded during the construction of sub-areas A and B of the Del Monte Warehouse Master Plan and all required utilities are ready for connection. Therefore, the proposed townhome units can be marketed within a reasonable time after the development is complete.
5. **The Development Plan provides sufficient area, and encourages adequate public accessibility and usage of the water/land interface. AMC Section 30-4.20.g.3(g).** The Development Plan and Design Review will maintain the existing facilities that provide public accessibility and usage of the water/land interface. The proposed townhomes will provide walkways from each unit to connect to these existing facilities.
6. **The Development Plan provides a comprehensive, coordinated, controlled system of informational and directional graphic signage throughout the development. AMC Section 30-4.20.g.3(h).** The Development Plan and Design Review will maintain the existing informational and directional graphic signage throughout the Del Monte Warehouse development.
7. **The Development Plan demonstrates progressive techniques for the conservation of, and decreased consumption of, nonrenewable energy. AMC Section 30-4.20.g.3(i).**

BE IT FURTHER RESOLVED, that the Planning Board makes the following findings regarding the Design Review application (AMC Section 30-37.5):

1. **The proposed design is consistent with the General Plan, Zoning Ordinance, and the City of Alameda Design Review Manual.** The Design Review is consistent with the development standards in the Del Monte Warehouse Master Plan and Multi-family Combining District. The project's Modern architectural style is consistent with

General Plan Policy LU-26 by contributing to the surrounding neighborhood's broad range of architectural styles and building forms. The project's Modern architectural style and Rowhouse building type incorporates guidelines from the Design Review Manual.

2. **The proposed design is appropriate for the site, is compatible with adjacent or neighboring buildings or surroundings, and promotes harmonious transitions in scale and character in areas between different designated land uses.** The proposed townhomes are in scale with the existing developments in the Del Monte Warehouse Master Plan. The proposed buildings' size and massing are subordinate to the existing and higher density Del Monte Warehouse and Littlejohn Commons buildings, which establishes a hierarchy to development on the site.
3. **The proposed design of the structure(s) and exterior materials and landscaping are visually compatible with the surrounding development, and design elements have been incorporated to ensure the compatibility of the structure with the character and uses of adjacent development.** The proposed townhomes incorporate a brick veneer base consistent with the Del Monte Warehouse façade, and cement plaster siding consistent with the Littlejohn Commons senior living project.

BE IT FURTHER RESOLVED, that the Planning Board hereby approves Development Plan and Design Review application PLN23-0328 for 10 townhome units subject to the following conditions of approval:

Planning Conditions:

1. Vesting: The Design Review approval shall expire three (3) years after the date of approval or by **April 8, 2027** unless substantial construction or use of the property has commenced under valid building permits. The applicant may apply for a time extension, not to exceed two (2) years. An extension request must be filed prior to the date of expiration and shall be approved ministerially by the Planning Director upon the Applicant's submittal of the extension request and payment of required application fees.
2. Building Permit Conditions: A copy of this resolution shall be printed on the first pages of the building permit plans and improvement plans.
3. Modifications: Minor project design details requested by the applicant may be established, modified, and approved by the Planning Director. Engineering standards and specifications requested by the applicant may be established, modified and approved by the Public Works Director or designee. Major modifications that are not consistent with this design review approval or these conditions shall be subject to review and approval of the Planning Board.
4. Bird Safe Building Ordinance: Building Permit plans shall demonstrate compliance with the Alameda Bird-Safe Building Ordinance (AMC Section 30-5.16.b), as applicable.

5. Dark Skies Ordinance: Plans submitted for building permits shall demonstrate compliance with the Alameda Dark Skies Ordinance (AMC Section 30-5.16.c), as applicable.
6. Public Art Requirement: Prior to final building inspection, the Applicant shall demonstrate compliance with the Public Art Ordinance (AMC Section 30-98).
7. Building Signage: Building signage shall be subject to separate Sign Permit approval according to the Sign Ordinance (AMC Section 30-6).
8. Water Efficiency Landscape Ordinance: Prior to issuance of building permits or improvement plans, Applicant shall submit a complete WELO Landscape Document Package, as defined by Alameda Municipal Code (AMC) Section 30-58.3(d), subject to the approval of the Planning Director.

Public Works Conditions of Approval

9. Prior to issuance of a Building Permit the applicant shall apply for a Public Works Development Permit (PWD).
10. Plans shall be prepared, signed, and stamped as approved by a registered civil engineer licensed in the State of California. The Improvement Plans and all documentation listed below, except as noted, shall be approved by the Public Works Department prior to approval of the Final Map or issuance of any Building Permit for the development.
11. The proposed work shall comply with 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.
12. The proposed work shall comply with Alameda's Standard Plans and Specifications and Standard Subdivision Specifications and Design.
13. The fee for plan checking and inspection shall be calculated in accordance with the latest Schedule of Fees & Charges as approved by the City Council.
14. Plans shall identify datum. If not NADV88, show conversion.
15. Site plans shall include applicable Standard Construction Notes, latest edition, from Public Works.
16. The developer shall provide as-built drawings of all on site and right-of-way improvements prior to issuance of final Certificate of Occupancy. Provide drawings in both durable hard copies and pdfs.
17. An engineer's cost estimate for frontage and site improvements shall be submitted. A cash security deposit or construction performance bond of an amount as determined by the City Engineer prior to issuance of a Public Works Development (PWD) permit that involve the public ROW.

18. An Encroachment Permit is required for all work within the Public Right-of-Way. The Encroachment Permit is required prior to issuance of any Building Permits for the proposed development. The encroachment permit application shall address circulation in and around the site, including pedestrians, cyclists, fire trucks, private vehicles, solid waste trucks, buses, and parking. The application shall address all construction phases. The Encroachment Permit application and requirements can be found at the link below:

<https://www.alamedaca.gov/files/content/public/departments/planning-building-and-transportation/permit-center/formshandoutsver2/en-package-ptcp-2021-07a.pdf>

Streets, Sidewalks, Parking and Traffic Control

19. The proposed work shall comply with all current, applicable, plans, standards, policies and guidelines including Alameda's Bicycle Master Plan; Pedestrian Master Plan; Long Range Transit Plan; Transportation Demand Management and Transportation System Management (TSM/TDM) Plan; Multimodal Circulation Plan; Transportation Element of the General Plan; Transportation Choices Plan; Bicycle Facility Design Standards; Pedestrian Design Guidelines; Guidelines for Multiway Stop Signs, Crosswalks, and Pedestrian Paddles; as well as the Caltrans Design Manual and Standard Plans and the California MUTCD. Alameda Point development shall comply with the various Alameda Point key documents. All documents can be found at the City's Public Works webpage, under Key Documents, at <https://www.alamedaca.gov/Departments/Public-Works> .

20. All sidewalks shall comply with ADA and Title 24 requirements for cross slope, including driveway approaches and curb ramps. Where existing driveways are removed, the developer shall replace the curb, gutter, and full width of sidewalk to current standards.

21. 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.

22. When replacing or repairing concrete at an existing arch culvert, remove and replace the corrugated metal arch "lid" and associated hardware.

23. Improvement plans submitted during the PWD permit review process shall show all proposed demolition within the Public Right-of-Way. The limits of any demolition of sidewalk, curb or gutter shall be to the nearest score joint.

24. Sherman Street is under a moratorium for pavement trenching. Improvement plans shall show repaving and striping the full width of Sherman Street from Eagle to Clement.

Grading and Floodplain

25. 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, construction dewatering, 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.

26. 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.
27. Prior to issuance of the Temporary Certificate of Occupancy, 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.
28. Improvement plans shall include the following grading notes:
 - a. All grading, site preparation, and placing and compaction of fill shall be done in accordance with the standards of the City of Alameda, Chapter 70 of the Uniform Building Code and the recommendations specified in the geotechnical exploration report, also under the testing and observation of the soils engineer or their qualified representative and the City Engineer.
 - b. Grading operation shall be conducted in accordance with the recommendations contained in the soils exploration report. The soils engineer will be responsible for the on-site observation and quality control for the grading operation. Plan requirements and construction control with respect to earthwork, slope stability, settlement, compaction, etc. as shown herein are provided by the soils engineer. The contractor shall read and be fully aware of the soils report before starting work. All work shall meet the approval of the City of Alameda.
 - c. Excavations shall be adequately shored, braced and sheeted so that the earth will not slide or settle and so that all existing improvements of any kind will be fully protected from damage. Any damage resulting from lack of adequate shoring, bracing and sheeting, shall be the responsibility of the contractor and they shall effect necessary repairs or reconstruction at their own expense. Where the excavation for a conduit trench, structure and/or boring or jacking pit is five feet or more in depth the contractor shall conform to the applicable construction safety order of the Division of Industrial Safety of the State of California. The contractor shall always comply with OSHA requirements.
 - d. No person shall, when hauling any earth, sand, gravel, stone, debris, paper or any other substance over any public street, alley or other public place, allow material to blow or spill over and upon said public or adjacent private property. All loads leaving the site shall be covered.
 - e. Subsequent to the completion of the work, the soils engineer shall submit a report to the City Engineer, which shall include his/her observations, field density

- test results, and his/her professional opinion regarding the compliance of the earthwork with recommendations in the project geotechnical exploration report.
- f. Soil or mud tracked onto public streets or adjacent private properties shall be removed immediately.
 - g. The finished grading shall be tested and observed by the owner's engineer. Owner's engineer shall confirm that grading conforms to the approved grading plan and geotechnical exploration report prepared pursuant to the City of Alameda Code of Ordinances.

Drainage

- 29. 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.
- 30. 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.
- 31. Improvement plans and subdivision map shall clearly show the extent of public vs private storm drainage facilities, including basins, pipes, structures, and pump stations. All public drainage facilities shall be in public streets or in public drainage easements.
- 32. The developer shall be responsible to maintain access to and function of existing storm drain lines that run onto and/or through the developer's property.
- 33. Stormwater shall be dispersed, diffused, detained, or otherwise infiltrated on-site to the extent feasible. Downspouts shall not be directly connected to public or private storm drain facilities. Use of splash blocks directed towards landscape areas is encouraged. Stormwater, including roof drainage, shall not be directed across sidewalks or driveways.
- 34. It is assumed that the onsite stormwater treatment measure and piping is private to be owned and maintained by the owner or HOA. If this is not the case, a PUE will be required and the separation between public and private shall be clear on the improvement plans. The distinction can be shown via differing symbology or labels.

Stormwater Quality Protection and Treatment

35. All projects shall incorporate permanent stormwater low impact development (LID) design techniques and source control measures to manage the quantity and quality of stormwater 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) 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.
36. With the Improvement Plan submittal (PWD permit application), the Applicant shall submit a Stormwater Quality Management Plan complete with:
- a. the individual drainage management areas identified,
 - b. a completed Stormwater Requirements Checklist, and
 - c. a stamped, signed City of Alameda C3 certification form from a qualified independent (i.e. different engineering firm) civil engineer with stormwater 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 Stormwater Quality Management Plan meet the established sizing design criteria for stormwater treatment measures.
37. The Civil Improvement Plans shall be consistent with the approved Stormwater Quality Management Plan submittal. Prior to issuance of the Permit, the Applicant shall submit for review and approval by the City Engineer a Stormwater 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 stormwater 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. The development shall incorporate permanent post-construction stormwater quality controls in accordance with the City of Alameda's National Pollution Discharge Elimination System (NPDES) Permit. Stormwater 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.
38. The development is subject to full trash capture requirements of the City's NPDES permit, regardless of impervious surface area. The developer shall provide a full trash capture system, 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. Plan sheets shall include location, detail and cross-sectional drawings of the stormwater full trash capture device(s) necessary to treat the entirety of the site. The developer shall confirm that the full trash capture device(s) included in the development plan are on the State Water Resources Control Board's list of certified full trash capture systems. Trash capture shall occur on site, not in the public right of way downstream. Applicant shall submit an O&M plan

detailing the necessary maintenance tasks and schedule required to maintain all on-site trash capture devices.

39. Prior to project acceptance and any certificate of occupancy, the Property Owner(s) shall provide the following:
- a. Verification that the following have all been incorporated with the CC&Rs of the relevant HOA: O&M plans for all stormwater treatment, trash control and design measures to be maintained by any homeowners' association or property owners' association, the template for annual self-reporting, and assurances for property access for City verification inspections.
 - b. Certification report (Report) prepared by a registered civil engineer, licensed in the State of California, affirming that all project site stormwater 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 is per approved plans and specifications and meets 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.
 - c. In absence of an HOA mentioned in (a) above, an Executed C3-LID Treatment Measures Maintenance Agreement with the City, complete with an approved Operations and Maintenance Plan, the template for annual self-reporting, and assurances for property access for City verification inspections.
40. The Civil Improvement Plans shall provide the Public Works Department Clean Water Program the construction-phase appropriate erosion and sedimentation control program and plan for review and approval. The plans shall describe construction activity best management practices to be implemented in conformance with the City's erosion, sediment and discharge-control "Urban Runoff Best Management Practices Standards", consistent with 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 and other generally accepted engineering practices for construction activity pollution prevention, sediment, and erosion control.
41. The Developer shall obtain all necessary permits from other regulatory agencies for projects within sensitive areas or which have significant stormwater 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.

42. Projects proposed for construction between October 1st and April 15th, shall have an erosion and sedimentation control program approved, and implemented to the maximum extent possible, prior to the start of on-site earthwork. Installation of all components of these plans shall be completed by October 1.
43. All new storm drain inlets shall be clearly marked with the words “No Dumping! Drains to Bay,” or equivalent, as approved by the Public Works Director.

Sewer and Water

44. Sanitary sewerage shall be in accordance with the EBMUD Regional Standards for Sanitary Sewer Installation. All permits, easements, and/or approvals for modifications to the sewer system required by EBMUD shall be obtained prior to issuance of any building permits by the City.
45. Improvement plans and subdivision map shall clearly state extents of public and private sewerage, including pipes, structures, and pump stations. Lower (public) and upper (private) sewer laterals shall be separated by a two-way cleanout or manhole. All public sanitary sewer facilities shall be in public streets or in public utility easements.
46. The applicant/developer shall provide information necessary to run the City’s hydraulic model, to assess the impact on trunk sewer capacity to determine if additional capacity is required. The applicant/developer is responsible for cost associated with the model run/assessment. After the above information is provided but prior to the model run, the applicant/developer will be provided an estimated cost for approval. The applicant/developer is required to provide the following data to the City:
- Project name:
 - Site location (APN and street names) (attach map if available):
 - Location of proposed connection point(s) to sewer mainline (identify by pipe/manhole ID if known, or attach map):
 - Current site use
 - Details of proposed development land uses
 - Type (e.g., single-family residential, apartments, office, retail, restaurant, etc.)
 - Number of residential units by type
 - Square footage of non-residential building floor space (by type of use)
 - Other details as applicable (e.g., number of students, beds, etc.)
 - Similar information for any existing development to be removed or replaced
 - Weekly and diurnal flow pattern if not typical residential or commercial pattern
 - Estimated average and peak daily flow if atypical land use and significant discharge
47. 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 sewer lateral must be issued a Compliance Certificate by EBMUD. Please review the program requirements and cost for Compliance Certificates: <http://www.eastbaypsl.com/eastbaypsl/>.

48. 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 plans or Final Map, whichever comes first.
49. The Applicant shall secure all necessary permit approvals from EBMUD regarding the installation of all water service for the project.
50. It is assumed that the proposed 8" sanitary sewer main onsite will be private. If this is not the case, a PUE will be required and the separation between public and private shall be clear on the improvement plans. The distinction can be shown via differing symbology or labels.
51. EBMUD recently installed a 24" main in Sherman Street. Improvement plans submitted with the PWD permit shall include this utility.

Power, Telecom, Street Lighting and Gas:

52. All proposed lighting appears to be on private property to be owned and maintained by the owner or HOA. Any public lighting shall be clearly labeled on plans submitted during the PWD permitting review process.
53. The Applicant shall design and construct power, telecom, gas, and other utilities in accordance with applicable utility standards.
54. Street lighting 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.
55. All utilities along the project frontage(s) shall be undergrounded. If utility poles are to remain, accessible paths shall be provided around these poles whether existing or new. If poles to be removed support street lighting, new street light poles shall be installed.
56. For projects proposing new Public light poles/fixtures: Furnish two additional street light 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 facilities. 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.
57. Work with AMP to locate a transformer and pad, if needed, on private property with appropriate maintenance access.
58. In accordance with Alameda's Climate Action and Resiliency Plan, natural gas is not permitted for new residential units.

Solid Waste

59. Per the Preliminary Waste Collection Plan, each unit will have a designated trash receptacle zone. The unit assigned to each trash receptacle zone shall be clearly marked

on the zone. The proposed method of marking shall be included in the Improvement Plans and is subject to approval by ACI.

60. The project shall be designed to accommodate three waste streams: recycling, organics, and trash; as required by the City of Alameda Municipal Code – Solid Waste and Recycling (Chapter 21). Signage clearly identifying how to sort materials into three waste streams shall be posted at each storage area. The storage/disposal area(s) and the individual bins and containers provided within shall be adequate in capacity, number and distribution to serve the anticipated demand, consistent with written City guidance and as determined by the Public Works Director.
61. The design, sizing, location, access, and provisions for waste hauler collection of all external enclosures and containers for solid waste, recycling, and organics shall be sufficient to serve the development, consistent with written City guidance, and as approved by the Public Works Department.
62. Driveways or aisles shall provide unobstructed access for collection vehicles and personnel and provide at least the minimum clearance required by the collection methods and vehicles used by the City's designated collector or hauler. In all cases where a parcel is served by an alley, all exterior storage areas shall be directly accessible to the alley. For safety reasons, a turnaround must be provided for any street that would otherwise require the collection truck to back up a distance greater than 150 feet.
63. 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.
64. Prior to approval of the Permit, the applicant shall submit for review and approval by the Public Works Department a Waste Management Plan (WMP) demonstrating how the project will achieve California's Green Building Standards Code (CALGreen) diversion requirements for construction waste and achieve a minimum recycling rate of 65%. The WMP shall be consistent with the City's written guidance and can be completed by creating an account and submitting a plan via <http://alameda.wastetracking.com>.

Landscaping

65. 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 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 standards, as applicable. Landscaping shall be designed to improve curb appeal while promoting low maintenance plant material and xeriscaping.
66. A root barrier shall be installed for trees adjacent to the existing 10ft easement.

Fire Department Conditions:

67. Roof Access: Final plans submitted for building permits shall demonstrate that the design of the roof decks will not prevent firefighter movement across the roof to the satisfaction of the Fire Marshal.
68. Address Signs: The final building addressing plan submitted along with plans for building permit shall include the placement of address signs to the satisfaction of the Building Official and Fire Marshal.
69. Prior to approval of the Improvement Plans, the applicant shall submit plans for review and approval by the Public Works Director and the Fire Marshal, 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 where a maximum reduction of the fire flow can be reduced following Appendix B for fire sprinklered buildings. Placement of hydrants shall be shown on the improvement plans and shall be to the satisfaction EBMUD, the City Fire Marshal and the City Engineer.
 - b. Fire hydrant flows shall be a minimum of 1,500 G.P.M. from any one hydrant.
 - c. The 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 Marshal using Appendix D of the 2022 Fire Code and the City Engineer.
70. Aerial Fire Apparatus Roads: Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. For more detail refer to Appendix D in the CFC 2022 edition

Alameda Municipal Power General Conditions

71. Prior to preparation and approval of Improvement Plans, the Applicant shall coordinate with Alameda Municipal Power (AMP) regarding power requirements, including but not limited to the following:
- a. The Applicant shall comply with AMP's Rules and Regulations and "Material and Installation Criteria for Underground Electrical Systems" (available at www.alamedamp.com) which provides service options, standards, and minimum clearances from electrical transformers and other utility electrical equipment.
 - b. New street trees shall maintain clearances from electrical utilities as follow: a) street/pathway lights and utility poles – 15 feet; b) joint trench and all underground electrical lines – five feet; c) front of electrical pad-mounted equipment (e.g. switches, transformers and capacitors) – 10 feet. Verify minimum clearance distances of trees/shrubs from all sides and back of electrical pad-mounted equipment with Alameda Municipal Power (AMP).
 - c. All service installations to shall be underground.

- d. The Applicant shall be responsible for all expenses involved in the duct/joint trench system engineering design, plan check, project coordination, and electrical construction inspection.
- e. The applicant will also be billed for 100% cost of distribution line extension (except transformers that are rated less than 750 kVA). AMP will require a refundable deposit for transformers rated 750 kVA and higher based on their capacity utilization.
- f. Applicant shall allocate space for pad-mounted transformers and switches in addition to the primary and secondary boxes and conduits that will be required to provide power to the development. AMP will require easements for all transformers, primary and secondary boxes, and conduits.
- g. The Applicant shall submit, with the final building permit and site improvement plans, detailed drawings showing the required site electric utility facilities.
- h. Concurrent with acceptance of work by the City, the Applicant shall dedicate and AMP shall take over ownership and will be responsible for maintaining all new substructures for underground 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.
- i. Prior to issuance of Certificate of Occupancy, the Applicant shall furnish and install service equipment for the 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. Remote metering is not allowed.
- j. The applicant shall provide (at no charge to AMP) all required easements to AMP facilities on the property prior to issuance of a Certificate of Occupancy.
- k. The final building and improvement plans shall show all necessary easements and access to all electrical utility facilities that are on private property.
- l. The development will be served from 208/120V or 480/277V sources, not 120/240V.
- m. Plan to have primary conduits coming from the Wrap B property from the south.

AMP - Building Permits:

72. Final building permit plans shall address the following:
- a. Provide a completed "Service Planning Sheets" for AMP's review.
 - b. A single-line electrical diagram will need to be provided to AMP to determine the feasibility and configuration of electrical service.
 - c. Site Plan AP2.00 indicates multiple transformer to serve the property. AMP allows only a single service entry to a property unless the structure is divided by fire-rated walls.
 - d. All AMP installed transformers will need to have vehicle access in proximity to a roadway.

- e. The Applicant shall provide information on the location of transformers and total load in kilowatts or kilovolt-amp (kVA) to AMP for approval prior to building permit issuance. The location, number and type of electric facilities, such as transformers and primary cables, cannot be finalized until electric estimates of each unit are provided. Special loads, such as EV chargers, and solar installations should be identified.

AMP - Substructure:

73. The Applicant shall provide all necessary underground substructures, including conduits, pull boxes, electric utility equipment pads, etc. per AMP specifications. AMP will furnish and install all required transformers, high voltage distribution cables, and secondary cables.
74. The Applicant 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 Engineering Manager or designee in writing.
 - a. All conduits installed within 5 feet from an existing or proposed tree shall be provided with a tree root barrier. (Refer to AMP Drawing 1-L-639)
 - b. The Applicant shall furnish and install code-size service cables in code-size conduit from each electric metering facility 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.

AMP - Existing Facilities:

75. AMP requires a 30 foot (15 feet on each side) easement along the final alignment of the overhead 115kV transmission lines and poles. No trees/shrubs are allowed around the poles or from the street to the pole.
 - a. All metal fences or other metallic facilities within the right of way shall be properly grounded.
 - b. Light or traffic signal poles, trees (at mature height), landscaping, fences and equipment shall not exceed 15 feet in height within the right of way, so long as there is adequate clearance.
 - c. No structures either permanent or temporary shall be constructed within the right of way, including covered parking, swimming pools, spas, gazebos, etc.
 - d. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.
 - e. Operation of equipment that exceeds 15 feet in height is not permitted within the right of way without proper authorization from AMP
 - f. Notify AMP 48 hours before starting any work within the easement and at the conclusion for field review that all requirements have been met.

- g. Access for line equipment shall be provided at all times to AMP's tower/pole structures.
- h. All grading shall maintain General Order 95 clearances and shall not affect the integrity of tower/pole footings. Footings shall not be covered with soil. Excavations within 10 feet of any structure will not be allowed.
- i. Protect AMP's towers/poles from vehicular damage by installing protective barriers as required.
- j. The transmission easement and tower/pole locations will be shown on the development plans.
- k. Parking that is located in a transmission easement shall include signage state that the vehicle must be in operating condition and moveable at any time.
- l. AMP's transmission easement shall be designated on plans as "RESTRICTED USE AREA-NO BUILDING".

AMP - Streetlights:

76. The Applicant shall provide and install street lighting consistent with the City of Alameda Public Works standards:

- a. All public streets shall be lit with LED lighting. Streetlight layout shall be staggered for a more uniform light distribution. Applicant can provide alternate design if a better efficient light distribution is met.
- b. 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.
- c. The Applicant shall have all streetlights included in the Improvement Plans, installed, fully functional, operational and approved by the City of Alameda Public Works prior to issuance of a Certificate of Occupancy for any building unless a phasing plan is approved by the Director of Public Works. Applicant shall coordinate with the City to determine responsibilities for the streetlight ownership, maintenance and energy costs.

77. Hold Harmless: To the maximum extent permitted by law, the applicant (or its successor in interest) 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 and the applicant (or its successor in interest) shall reimburse the City for its reasonable legal costs and attorneys' fees.

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.

NOTICE. The conditions of project approval set forth herein include certain fees and other exactions. Pursuant to Government Code section 66020(d) (1), these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations and exactions. The applicant is hereby further notified that the 90-day appeal period, in which the applicant may protest these fees and other exactions, pursuant to Government Code section 66020(a) has begun. If the applicant fails to file a protest within this 90-day period complying with all requirements of section 66020, the applicant will be legally barred from later challenging such fees or exactions.

The decision of the Planning Board shall be final unless appealed to the City Council, in writing and within ten (10) days of the decision, by filing with the Planning, Building and Transportation Department a written notice of appeal stating the basis of appeal and paying the required fees.

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