

CITY OF ALAMEDA PLANNING BOARD  
**DRAFT RESOLUTION**

A RESOLUTION OF THE PLANNING BOARD OF THE CITY OF ALAMEDA RECOMMENDING THAT THE CITY COUNCIL APPROVE TENTATIVE MAP NO. 8532 FOR THE PROPOSED SUBDIVISION OF SITE A PHASE 2 INTO SIX PARCELS ON 20.1 ACRES OF LAND AT ALAMEDA POINT

WHEREAS, Alameda Point Partners (APP) submitted an application to create six parcels on 20.1 acres of land for Phase 2 within Site A and remainder parcels at Alameda Point; and

WHEREAS, on February 4, 2014, by Resolution No. 14891, the City Council of the City of Alameda certified the Final Alameda Point Environmental Impact Report (FEIR) (State Clearinghouse No. 201312043) under the California Environmental Quality Act (CEQA), California Public Resources Code Section 21000 *et seq.* and adopted written findings and a Mitigation Monitoring and Reporting Program (MMRP) for the Alameda Point Project, including the Town Center Plan area which contains Site A; and

WHEREAS, by Resolution No. 14893 the City Council of the City of Alameda approved the Alameda Point Master Infrastructure Plan (MIP); and

WHEREAS, Site A is designated as Mixed Use in the General Plan; and

WHEREAS, Site A is located within the Alameda Point Waterfront Town Center Sub-district (WTC Sub-district), which is in the Alameda Point District [Alameda Municipal Code (AMC) 30-4.24] of the Zoning Ordinance; and

WHEREAS, the WTC Sub-District requires a Master Plan for the WTC Sub-district, which was prepared and approved on July 15, 2014 (Town Center Plan) and relied on the FEIR; and

WHEREAS, the City Council approved the Development Plan for Site A on June 16, 2015 consistent with the Town Center Plan; and

WHEREAS, subdivision of the property will facilitate the development of Site A consistent with the approved Development Plan; and

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

WHEREAS, the Planning Board held a duly noticed public hearing and examined all pertinent materials on October 14, 2019; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board makes the following findings relative to Tentative Map 8532:

1. **The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, Zoning, and the Town Center Specific Plan.** The proposed tentative map is consistent with the Mixed Use General Plan and WTC Sub-District zoning designation and Town Center Plan for Phase 2 of Site A. The subdivision will create three residential lots, two commercial lots, and one public parcel for parking. The proposed subdivision is designed to ensure lots face streets and parks, that the parcels are adequately accessed by a

grid of complete streets, pedestrian sidewalks, and bicycle paths and lanes. The proposed parcels are also designed to accommodate a mix of uses and a variety of housing types and incomes.

2. **The site is physically suitable for the type of development.** The tentative map facilitates the development of Phase 2 of Site A consistent with the Town Center Plan at the gateway of Alameda Point, and is intended to provide housing options, commercial and office use opportunities that help create an economically balanced mixed-use project. The tentative map also provides a new public parking lot to be used by the public when they visit the area.
3. **The site is physically suitable for the density of the development.** The proposed subdivision will not exceed the planned density for Phase 2 of Site A, as allowed in the Town Center Plan and as approved in the Development Plan, which sets forth a maximum development for Site A of 800 residential units, up to 600,000 square feet of retail, hotel, and commercial uses, which would occupy new buildings and repurposed existing buildings, 13.35 acres of parks and open space, new and replacement utilities and infrastructure, and new streets and streetscape improvements.
4. **The proposed design of the subdivision and improvements, as conditioned, will not cause environmental damage or substantially and avoidably injure fish or wildlife or their habitat.** All future improvement on Phase 2 of Site A will be subject to the environmental protections and mitigations imposed by the FEIR and federal biological requirements stemming from the August 29, 2012 Biological Opinion of the U.S. Fish and Wildlife Service for Alameda Point.
5. **The design of the subdivision and its improvements will not conflict with easements acquired by the public at large for access through or use of property within the subdivision.** All future improvements on the site will be subject to compliance with the MIP and Tentative Map, and all necessary easements are to be provided.
6. **The design of the subdivision and its improvements will not cause serious public health problems.** Subdivision of the property will facilitate investment in the property, which is necessary to upgrade the existing substandard infrastructure and preserve public health and will comply with the Alameda Point Soil Management Plan, as well as any hazardous materials mitigations imposed by the FEIR; and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Planning Board finds that the potential environmental impacts of the project have been evaluated and disclosed pursuant to CEQA. On February 4, 2014, the City of Alameda certified the FEIR in compliance with CEQA. The FEIR evaluated the environmental impacts of redevelopment and reuse of the lands within the Alameda Point zoning district, which includes Site A. Consistent with the February 2014 action, the draft conditions of approval of the Tentative Map Applications require that property owners comply with, and implement, all the relevant mitigations measures adopted by the City Council in February 2014. No further environmental review is required for approval of the Phase 2 Tentative Map; and

BE IT FURTHER RESOLVED that the Planning Board hereby recommends that the City Council approve the Phase 2 Site A Tentative Map Tract 8532, subject to the following conditions:

#### **General Conditions for Final Maps and Related Entitlements**

1. All maps filed pursuant to this approval shall be in substantial compliance with the map titled, "Phase 2 Tentative Map Tract 8532" prepared by BKF Engineers dated 9/4/2019, marked Exhibit 1, and on file in the office of the Alameda Planning, Building & Transportation Department.

2. The Final Map(s) shall be in substantial compliance with the Tentative Map. The Tentative Map may be finalized in phases. Prior to the approval of the first Final Map(s) that includes improvements, all applicable conditions of approval of the approved Tentative Map, as revised or amended, shall be satisfied.
3. The subdivider shall record the first Final Map that includes improvements within twenty-four (24) months of approval or conditional approval of the Tentative Map by the City Council. The City may, upon the subdivider's application filed before the Tentative Map's expiration date, extend its life for an additional period or periods not to exceed six (6) years, in accordance with state law.
4. Prior to the City Council approval of the Final Map(s), the Applicant shall submit a Mylar copy and a CAD file of the Final Map.
5. Prior to approval of Final Map(s), the following shall be required: a refundable cashier's check in the amount of \$400 to guarantee a Mylar copy of the recorded Final Map(s); payment for all reasonable office and engineering costs, including overhead, in conjunction with reviewing the Final Map(s) and associated improvement plans and easements; three copies of the approved on-site/off-site civil improvement plans and landscape plans, along with a velum or other reproducible set (plans only); and, a CD or DVD digital copy acceptable to the City Engineer.
6. Prior to issuance of a building permit, grading permit or site improvement permit, whichever occurs first, the applicant shall submit a Mitigation Measure Compliance Checklist confirming compliance with all required environmental mitigation measures contained in the MMRP adopted by the Alameda City Council on February 4, 2014, for the redevelopment and reuse of Alameda Point, including Site A.
7. The applicant/developer shall provide access for emergency vehicles, trash collection vehicles, and tenant and resident circulation within each phase of development.
8. Prior to issuance of a design review, building or site improvement permit, the applicant must comply with all required conditions set forth in the Declaration of Restrictions for the Former Naval Air Station Alameda (Declaration) consistent with the Biological Opinion issued by the U.S. Department of Fish and Wildlife, and Exhibit C of the Memorandum of Agreement between the City of Alameda and Department of Veteran's Affairs (Alameda Point Lighting Mitigation Measures).
9. Prior to issuance of building permit(s) or site improvement permit for work within jurisdictional lands, the applicant shall provide evidence that all required approvals, permits, or waivers from San Francisco Bay Conservation and Development Commission (BCDC), San Francisco Bay Regional Water Quality Control Board (RWQCB), including a possible 401 Certification for the construction of a storm water outfall, and/or the Army Corps of Engineers, if any, have been obtained. The final improvement plans shall incorporate all other agency requirements.
10. In conjunction with the on-site improvement plans, the applicant/developer shall prepare Master Conditions, Covenants and Restrictions (CC&R's) for all properties within Site A. The applicant/developer must submit Master CC&Rs requirements for the residential and commercial components of the Site A development to the City for approval prior to recording the Final Map and prior to having the documents recorded. The applicant/developer shall bear all costs for recording the documents.

## **General**

11. The Development 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 Development shall comply with all current, applicable, plans, standards, policies and guidelines including Alameda's Municipal Code (AMC), Standard Plans and Specifications, and Standard Subdivision Specifications and Design. 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>.
13. The applicant is encouraged to contact the Public Works Department at 510-747-7930 to schedule a pre-application meeting prior to the first submittal of any subdivision maps or improvement plans to discuss submittal requirements, project review timeline, and fees associated with the processing, filing, and construction of this development.
14. 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. A cash security deposit of an amount as determined by the City Engineer will be required prior to issuance of the improvement plans.
15. A current title report shall be submitted to identify current ownership and any existing easements or land use restrictions.
16. 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.

## **Subdivision Requirements**

17. The Applicant shall enter into a Subdivision Improvement Agreement and/or Public Improvement Agreement with the City, pay all fees, and provide a security in a form and amount acceptable to the City prior to approval of final map.
18. An engineer's cost estimate for frontage and site improvements shall be submitted.
19. The Final Map shall show all existing and proposed easement locations, uses and recording information. The Owner's Statement shall list all public right-of-way and easements to be dedicated and the Certificate of City Clerk shall list all public easements and right-of-way to be abandoned with recording information as part of the parcel/final map.

## **Improvement Plans**

20. The Applicant shall submit for review and approval construction Improvement Plans for all on-site and off-site improvements, including design calculations, for all improvements listed below, as applicable. The plans shall be prepared, signed, and stamped as approved by a registered civil engineer licensed in the State of California. The Improvement Plans shall be approved by the Public Works Department prior to approval of the Final Map or issuance of a Building Permit for the development.

21. Improvement plans shall include a bus stop and boarding island on Orion Street at the southwest corner with W. Tower Avenue. The boarding island should be designed consistent with AC Transit Multimodal Corridor Guidelines for placement next to one-way cycle track. The Improvement Plans shall include installation specifications for a bus shelter. The bus shelter shall be a TOLAR, Model 13NAHP-GLWG, or equivalent, as determined by the Planning, Building and Transportation Director.
22. Improvement Plans shall specify compliance with accessible (ADA) parking requirements.
23. The Applicant shall construct and dedicate to the public full street improvements equal to the following:
- 81 feet for the full width of Main Street
  - 46 feet for the full width of Skylark Street
  - 76 feet for the full width of Orion Street
  - 75 feet for the full width of Pan Am Way
  - 60 feet for the full width of Coronado Street
  - 60 feet for the full width of West Tower Avenue
24. Full street improvements shall include concrete curb, gutter, sidewalk, paving, drainage system, streetlights and street trees, all to the satisfaction of the City Engineer. The existing street section shall be removed and replaced for the full width of the street if the existing pavement is either damaged or the structural section is determined by the City Engineer to be inadequate for the intended traffic.
25. "D Street" shall be developed as part of the improvements for Block 17. The Applicant shall construct and dedicate "D Street" as a 46 foot public access easement. Improvements for "D Street" shall include concrete curb, gutter, sidewalk, paving, drainage system, streetlights and street trees, all to the satisfaction of the City Engineer. The existing street section shall be removed and replaced for the full width of the street if the existing pavement is either damaged or the structural section is determined by the City Engineer to be inadequate for the intended traffic.
26. The street section for any private access roads shall be designed by a registered civil engineer licensed in the State of California and is subject to approval by the City Engineer.
27. 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.
28. The Applicant shall submit a soils investigation and geotechnical report for the proposed development, subject to the review and approval of the City Engineer. The report shall address the structural and environmental analysis of existing soils and groundwater and provide recommendations for all grading, retaining walls, bulkheads, surface and sub-surface drainage, lot drainage, utility trench backfilling, and pavement design. The Improvement Plans shall incorporate all design and construction criteria specified in the report and shall be reviewed and signed by the Soils Engineer specifying that all recommendations within the report have been followed.

29. Any retaining walls, which are adjacent to a property line, shall be masonry, metal, or concrete. Any existing retaining walls to remain are to be evaluated by the Applicant's geotechnical/structural engineer for integrity and applicability to the geotechnical engineer's recommendations.
30. The geotechnical/soils engineer shall submit a letter report to the City at completion of construction certifying that grading, drainage and backfill installation was performed in general compliance with recommendations in the geotechnical report. All material testing reports shall be attached to the certification letter report.
31. All development shall be designed to account for future predicted sea level rise per the Alameda Point Master Infrastructure Plan (MIP). The project shall also be designed to accommodate additional future adaptability provisions for sea level rise per the criteria described in the MIP. Projects within the San Francisco Bay Conservation and Development Commission (BCDC) jurisdiction will be required to meet BCDC's Sea Level Rise conditions.
32. A Federal Emergency Management Agency (FEMA) elevation certificate based on plan drawings is required for all developments located within 100-year flood zones as identified on the Flood Insurance Rate Maps (FIRM). All habitable floors for new buildings or substantial improvements to existing buildings shall be constructed above the 100-year flood level in accordance with Chapter 20 of the Alameda Municipal Code, building code requirements and MIP criteria. A second Elevation Certificate based on completed construction is required prior to Building Permit Final and Certificate of Occupancy for any structure.
33. The improvement plans for Pan Am Way shall be adequately designed to transition the project's improvements to existing adjacent properties to the west of the project site. The Applicant will be required to construct off-site improvements beyond the property line to conform new infrastructure to existing and to provide access to adjacent properties. The improvement plans shall be designed to provide finished grades, transitions, and adjacent property access to the satisfaction of the City Engineer. The design and construction of off-site improvements shall be coordinated with the adjacent property owners.
34. The intersection at Pan Am Way and West Tower Avenue shall be adequately designed to conform the elevations and roadway alignment to those in the City's Phase 1 Adaptive Reuse Backbone Infrastructure Improvement Project planned to the north and west of the intersection, to the satisfaction of the City Engineer. The design shall verify and/or provide C.3 treatment(s) at the intersection consistent with the City's Base Reuse Project. The Applicant shall coordinate the design and construction of the improvements at this intersection with the City's Base Reuse Improvement Project.

### **Drainage and Storm water Treatment**

34. 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.
35. 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.

36. All projects shall incorporate permanent storm water design techniques and source control measures to manage the quantity and quality of storm water runoff from the planned development to prevent and minimize impacts to water quality, in accordance with the City of Alameda's National Pollution Discharge Elimination System (NPDES) Permit, and consistent with the latest version of the Alameda County Clean Water Program's Provision C.3 Technical Guidance Manual. Project plans shall indicate the efforts taken to minimize impervious surface areas, especially directly connected impervious surface areas.
37. The development shall incorporate permanent post-construction storm water quality controls in accordance with the City of Alameda's National Pollution Discharge Elimination System (NPDES) Permit. Storm water design and treatment measures shall be constructed consistent with the latest version of the Alameda County Clean Water Program's Provision C.3 Technical Guidance Manual.
38. The development is subject to full trash capture requirements of the City's NPDES Permit. A full trash capture system or device is any single device or series of devices that traps all particles retained by a 5mm mesh screen and has a design treatment capacity of not less than the peak flow rate Q resulting from a one-year, one-hour storm in the sub-drainage area. The improvement plan sheets shall include location, detail and cross-sectional drawings of the storm water full trash capture device(s) necessary to treat the entirety of the site.
39. The Development Plans and Improvement Plans for each project block and/or phase shall incorporate appropriate pollution prevention source control measures, permanent low impact development (LID) measures, storm water treatment controls, full trash capture controls, and design techniques to manage the quantity and quality of storm water runoff from the project site to prevent and minimize impacts to water quality and be consistent with the MIP and any existing or future conditions of a 401 certification for Alameda Point (401 Certification Conditions) and the Provision C.3 requirements of the City's municipal storm water permit. Efforts shall be taken to minimize impervious surface areas, especially directly connected impervious surface areas. Roof drains shall discharge and drain to an unpaved area wherever practicable. Design techniques may include green roofs, rainwater harvesting, vegetated swales, vegetated buffer zones, bio retention units, retention/detention basins and ponds, tree well systems, and the incorporation of pervious surface areas and LID measures. The improvement plans shall provide details sufficient to ensure that the storm water design and treatment measures shall be constructed consistent with the latest version of the Alameda County Clean Water Program's Provision C3 Technical Guidance Manual, the MIP and the 401 Certification Conditions. Applicants may also refer to the Bay Area Storm water Management Agencies Association (BASMAA) Start at the Source Manual for technical guidance. All storm water design and treatment measures for private development pads shall be consistent with the C.3 requirements and 401 Certification Conditions and be located on the development pad or an adjacent private development pad and shall not be located on property planned for public parks or public rights of way.
40. Landscaping plans shall be designed to minimize runoff, promote surface infiltration, incorporate Bay Friendly Landscaping approaches, and minimize the use of fertilizers and pesticides that can contribute to storm water pollution.

41. Prior to the issuance of any permits for the development, the Applicant shall submit a Storm water Quality Management Plan for each project block and/or phase, to demonstrate and verify appropriate site design for LID and storm water treatment methods consistent with Provision C3 of the municipal storm water permit, the MIP and the 401 Certification Conditions. The Storm water Quality Management Plan shall include: a completed City of Alameda Storm water Requirements Checklist; the determination and identification of drainage management areas (DMAs) for all proposed impervious surface areas on the proposed project site; the establishment of Provision C.3-compliant storm water quality measures for each DMA; a site plan map and inventory identifying each DMA and corresponding C.3-compliant measure, including area values (in square feet) for all areas; a stamped, signed City of Alameda certification form from a qualified independent civil engineer with storm water treatment facility design experience, licensed in the State of California; and demonstrate that all LID and treatment measure designs meet the established sizing design criteria for storm water treatment measures consistent with Provision C3 of the municipal storm water permit; acceptable to the City Engineer. The Civil Improvement Plans shall be consistent with the approved Storm water Quality Management Plan submittal.
42. Prior to the issuance of any permits for the development, the Applicant shall submit for review and approval by City Engineer a Storm water C3-LID Measures Operations and Maintenance (O&M) Plan. The O&M plan shall include, but not be limited to: treatment and design measure(s) descriptions and summary inventory, including all full trash capture devices; a legible, recordable, reduced-scale (8.5"x11") copy(-ies) of the Site Plan indicating the treatment and design measure(s) location(s) and site drainage patterns; treatment measure(s), including trash capture, maintenance requirements and maintenance schedule; LID design measures; the approved plant list and planning plan; detailed description of the integrated pest management principals and techniques and/or Bay Friendly Landscaping Program techniques to be utilized during landscape maintenance to ensure pesticide/herbicide use-minimization in landscaped areas; name and contact information of current maintenance personnel; and template of the annual O&M report submittal to the City. The O&M Plan(s) for all storm water treatment and design measures to be maintained by any Homeowners' Association(s) (HOA) or Commercial Association (CA) shall be incorporated with the Conditions, Covenants and Restrictions (CC&R's) of the relevant HOA/CA. This O&M Plan shall be consistent with the City of Alameda's C3-LID Measures O&M Plan Checklist.
43. Condition of Approval for all blocks/lots shall explicitly state that the approved storm water treatment measures Operations and Maintenance (O&M) Plans shall be incorporated and included within the Conditions, Covenants and Restrictions (CC&R's) of the relevant Master Homeowners' Association(s) for the residential properties of the project and a Master Commercial Association (CA) for the commercial properties.
44. Prior to the issuance of any building demolition permit, the Applicant shall:
- a. Review the packet "PCBs in Priority Building Materials: Model Screening Assessment Applicant Package (August 2018)" (Packet)
  - b. Complete the two-page "PCBs Screening Assessment Form" (pp 18-19 in the Packet) and submit signed copy to Public Works for review.
  - c. If Part 3 of the "PCBs Screening Assessment Form" is applicable and necessary, submit all necessary assessment records also referenced in attached guidance document prior to issuance of building/demolition permit and provide verification to the City prior to close out of the permit of the proper management and disposal of the relevant materials.
45. Prior to project acceptance and any certificate of occupancy, the Property Owner(s) shall execute a 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.



46. Prior to the issuance of the certificate of occupancy, for any on-site storm water treatment or design measure not to be maintained by an HOA or CA, the Applicant/Developer shall execute a Storm water Treatment Measures Maintenance Agreement (Storm water Agreement) with the City. The Storm water Agreement shall include, but not be limited to: the O&M plan for all approved storm water treatment measures; identification of the party responsible for implementing the O&M plan; assurances of access to inspect and verify the treatment system O&M for the life of the project; and assurances of the submittal of the annual O&M report to the City. The executed Storm water Agreement shall be recorded, at applicant/developer's expense, with the County Recorder's Office of the County of Alameda.
47. Project acceptance and issuance of certificate of occupancy will be handled individually per development block and backbone infrastructure. Prior to project acceptance and issuance of certificate of occupancy, the Applicant shall submit a certification report (Report) prepared by a registered civil engineer licensed in the State of California, affirming that the project site storm water treatment measures have been constructed per the City approved plans and specifications. As appropriate, the Report shall include, but not be limited to, assurances that: imported materials used for the treatment measure(s) are certified by the supplier; installation of these materials 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.
48. The Applicant shall comply with the State Water Quality Control Board's Construction General Permit requirements. Copies of the required "Notice of Intent" (NOI) and "Storm Water Pollution Prevention Plan" (SWPPP) along with the WDID# issued by the State Water Resources Control Board shall be submitted to the City Engineer prior to commencement of any site work. These documents shall provide verification to the City that the project site is in compliance with SWRCB Order No. 2009-0009-DWQ. The SWPPP shall utilize the California Storm Water Best Management Practices Handbook for Construction Activities, the ABAG Manual of Standards for Erosion & Sediment Control Measures, the City's Grading and Erosion Control ordinances and other generally accepted engineering practices for erosion control.
49. The Applicant shall be responsible for ensuring that all contractors and sub-contractors install, implement and effectively maintain appropriate sediment control, erosion control and other water quality protection measures to prevent any pollutants from entering the municipal storm water drainage system or the Seaplane Lagoon, either directly or indirectly, during all construction activities. All implemented measures shall be consistent with the City's urban runoff Best Management Practices (BMPs) standards.
50. The Applicant shall pay for any required cleanup, testing, and/or City administrative costs resulting from consequence of construction materials entering the storm water system and/or waters of the State.
51. All new storm drain inlets shall be clearly marked with the words 'No Dumping! Drains to Bay' by means approved by the Public Works Department. The Improvement Plans shall indicate the location of inlet markings. Permanently affixed thermoplastic, metallic or plastic laminate style markers are acceptable forms.

## **Traffic and Transportation**

52. The Applicant shall comply with all applicable policies and requirements of the current approved transportation plans, including the Alameda's Bicycle Master Plan, the Pedestrian Master Plan, the Long Range Transit Plan, the Transportation Demand Management and Transportation System Management (TSM/TDM) Plan, the Multimodal Circulation Plan, Transportation Element of the General Plan, and the Transportation Choices Plan. Bicycle parking shall be consistent with AMC 30-7.15 Bicycle Parking.
53. Transportation facilities, including streets, sidewalks, pathways, parking lots, striping, signage, and signalization, shall be designed in accordance with Alameda's Bicycle Facility Design Standards; Pedestrian Design Guidelines; and guidelines for multiway stop signs, crosswalks, and pedestrian paddles; as well as the Caltrans Design Manual and Standard Plans and the California MUTCD.
54. The improvement plans shall provide transitions and signage to and from existing on-street bike facilities to the project's bike facilities along Main Street to the satisfaction of the City Engineer. The bike facility transitions shall occur along Main Street beyond the project limits to the north and to the south.
55. Prior to the issuance of an Encroachment Permit, a traffic control plan that addresses pedestrian circulation around the site and parking and/or travel lane closures on the surrounding streets shall be submitted for review and approval by the City Engineer.
56. Parking layout shall be constructed in conformance with City's off-street parking design standards, Alameda Municipal Code Section 30, Article 1, Chapter 6 Off-Street Parking and Loading Regulations. Accessible stalls, ramps, loading and unloading platforms including for vans, slope and grade of ramps, landings and stalls, signs, striping, logo, width of landings and such details as are required shall comply with applicable City and State Standards.
57. No signs shall be installed or mounted on street light poles owned and/or maintained by the City. All new signs shall be installed on dedicated sign posts.

## **Utilities**

58. Sanitary sewerage shall be in accordance with the Regional Standards for Sanitary Sewer System Installation, Rehabilitation and Repair, June 30, 2016, or most recent version.
59. A sanitary sewage flow analysis identifying the total peak sanitary sewage flow quantities to be generated by the proposed development shall be conducted as part of the construction improvement plan review. The analysis shall identify required improvements, if any, to ensure sufficient sewage capacity for this project and anticipated cumulative growth in the associated sewer sub-area. The analysis shall utilize the City's hydraulic model to assess the impact on trunk sewer capacity to determine if additional capacity is required. 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

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.

60. The Public Utility Easement for the sanitary sewer system pump station located on Block 16 shall be expanded to include the sanitary sewer pump station, sanitary sewer force main line and maintenance access area. The dimensions of the easement shall be designed to the satisfaction of the City Engineer. The Applicant shall submit the dimensions of the easement for the City Engineer's review and approval as part of the improvement plans.
61. The Applicant shall include the City and EBMUD recommended improvements, if any, from the sewer study into the project's improvements plans prior to approval of the improvement plan or parcel/final map, whichever comes first. Applicant shall obtain EBMUD design approvals for modifications to the sewer system prior to the Final Map.
62. The City participates in the EBMUD Regional Private Sewer Lateral Program; therefore the Applicant shall comply with the provisions of this program prior to the issuance of Certificate of Occupancy. Each parcel within the subdivision must be issued a Compliance Certificate by EBMUD. Please review the program requirements and cost for Compliance Certificates: <http://www.eastbaypsl.com/eastbaypsl/>.
63. Prior to the approval of the Improvement Plans, the Applicant shall prepare and enter into a water service agreement with the City of Alameda Public Works Department. The water service agreement shall require the Applicant to maintain any existing water lines within Site A Phase 2 and any temporary storm drain siphons created by the development of Site A during the construction and phasing of Site A Phase 2. No permanent storm drain siphons will be allowed.
64. Prior to issuance of building permits, the Applicant shall secure all necessary design approvals from EBMUD regarding the installation of all water or sewer service connections for the project.
65. The Applicant shall design and construct water, power, telecom, gas, and other utilities in accordance with applicable utility standards.
66. Fire sprinkler system test water discharges shall be directed to the sanitary sewer system or to appropriately-sized on-site vegetated area(s).
67. The applicant shall be responsible to maintain access and utility services that are affected by the development of Site A Phase 2 to the existing buildings within Alameda Point to the satisfaction of the Deputy Public Works Director.
68. The Applicant shall be required to furnish two streetlight poles and LED fixtures of each type installed, at no cost, to the Public Works Department as a stock for future pole/fixture replacement on public street. The applicant shall be responsible for all costs associated with the transportation, handling and delivery of the poles/fixtures to a Public Works storage yard designated by the City Engineer. The applicant shall coordinate and schedule the delivery of the poles/fixture with the Public Works Department.

## **Other Standard Conditions**

69. A separate Building Permit is required for the construction of any structures on the site. The Applicant should contact the Building Division to discuss submittal requirements. On-site and off-site Improvement Plan approval is required prior to the issuance of each Building Permit.
70. The project shall be designed to accommodate three waste streams: recycling, organics, and trash; as required by the Alameda County Waste Management Authority's Mandatory Recycling Ordinance (ACWMA Ord. 2012-01).
71. The design, location, access, and provisions for waste hauler collection of all external enclosures for solid waste, recycling, and organics shall be of sufficient size and design to serve the development as approved by the Public Works Department prior to approval of the improvements plans, parcel/final map(s), or the building permit, whichever comes first. If no building permit is required, the plans must be approved by the PWD prior to establishment of the use.
72. Trash enclosure(s) shall comply with Best Management Practices in accordance with the Clean Water Act. These facilities shall be designed to prevent water run-on to the area, runoff from the area, and to contain litter, trash and other pollutants, so that these materials are not dispersed by the wind or otherwise discharged to the storm drain system. Any trash enclosure facilities with a water supply shall also drain to the sanitary sewer.
73. 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.
74. 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.
75. The Applicant shall obtain all necessary permits from other regulatory agencies for projects within sensitive areas or which have significant storm water pollution potential. Other regulatory agencies include, but are not limited to, the Regional Water Quality Control Board, Department of Fish and Wildlife, Army Corps of Engineers, and the Bay Conservation and Development Commission.
76. Construction activities are restricted to the hours of 7:00 a.m. to 7:00 p.m., Monday through Friday and 8:00 a.m. to 5:00 p.m. on Saturday, unless a permit is first secured from the City Manager or designee based upon a showing of significant financial hardship.

## **Fire Safety**

77. The developer/applicant shall provide adequate turn around space or through access for any street greater than 150 feet in length to the satisfaction of the Fire Chief and the City Engineer. Emergency Vehicle Access roads shall have an adequate turning radius for fire apparatus (inside turning radius of 28 feet, outside turning radius 44 feet 8 inches, minimum height 13 feet 6 inches, minimum width 20 feet) and 26 feet wide in the immediate vicinity or portion thereof buildings 30

feet or taller. All streets and courts within the development that are required to be fire access roads, shall be marked as fire access roads to the satisfaction of the Fire Chief. All roads that are required to be fire access roads shall be designed to handle fire apparatus weight of up to 35,000 pounds per axle. Parking shall be prohibited within the streets and alleys that are dedicated as fire lanes. CC&R's shall include an enforcement mechanism.

78. The improvement plans for the project site shall include a Fire Water System consistent with the MIP and TM. The system shall be designed to the satisfaction of EBMUD and the Alameda Fire Department. The Applicant shall be responsible for the placement of on-site hydrants. The location and number of hydrants shall be established in improvements plans. Placement shall be shown on the improvement plans and shall be to the satisfaction EBMUD, the City Fire Chief and the City Engineer.
79. Prior to approval of the Improvement Plans, the applicant shall submit plans for review and approval by the Public Works Director and the Fire Chief, that:
  - a. Provide fire hydrants spaced throughout the project as required in California Fire Code Appendix C. Ensure sufficient fire flow for the development compliant with California Fire Code Appendix B and AMC 15-1.2 where a maximum reduction of the fire flow can be reduced by 50% for fire sprinklered buildings.
  - b. Fire hydrant flows shall be a minimum of 1,500 G.P.M. from any one hydrant;
  - c. Provide adequate turn around space or acceptable emergency vehicle through access for any street greater than 150 feet in length;
  - d. Ensure that all roads that are required to be fire access roads have an adequate turning radii for fire apparatus (inside turning radius of 28" and outside turning radius of 44'8"); and

#### **Alameda Municipal Power (AMP)**

80. The applicant shall comply to AMP's Rules and Regulations and AMP's "Material and Installation Criteria for Underground Electrical Systems" (both available at [www.alamedamp.com](http://www.alamedamp.com)) and provide completed "Service Planning Sheets" for AMP's review prior to submitting plans for building permits.
81. The applicant shall provide information on the location of transformers and total load in kilowatts or kilowatt/volts (KVA) to AMP for approval prior to building permit issuance. If necessary, the applicant shall provide (at no charge to AMP) an easement and access to all AMP facilities on the property prior to issuance of building permits.
82. Concurrent with submittal of Improvement Plans, the Applicant shall coordinate with AMP regarding power requirements. All submittals shall refer to AMP's "Material and Installation Criteria for Underground Electrical Systems" for minimum clearances of street trees/shrubs from streetlights, electrical transformers and other utility electrical equipment.
83. New street trees shall maintain clearances from electrical utilities as follows: a) street/pathway lights and utility poles – **25-feet** (with the exception of 15 feet between streetlights and palm trees); b) joint trench and all underground electrical lines – **five feet**; c) access doors of electrical pad-mounted equipment (e.g. switches, transformers and capacitors) – **ten feet**; d) all sides of electrical pad-mounted equipment – **three feet**. Verify minimum clearance distances of trees/shrubs from all sides and back of electrical pad-mounted equipment with Alameda Municipal Power (AMP). Any variance from these standards must be approved by AMP, and may include mitigation measures, such as root barriers.

84. The Applicant shall provide all necessary underground substructures, including conduits, pull boxes, electric utility equipment pads, etc. per the AMP specifications. AMP will require easements for all transformers, primary and secondary boxes, and conduits. AMP will furnish and install all required transformers, high voltage distribution cables, and secondary cables. Existing Alameda Point electric substructures will NOT be re-used.
85. The Applicant shall provide an easement for electric utility vehicle access to AMP's Cartwright Station. The easement shall encompass the entire perimeter of the substation, including buildings and exterior yards with a 25-foot minimum clearance from any structure (above or below grade), wall and fence. Applicant shall avoid planting any trees that will grow in fullness to the point they may encroach into the perimeter easement.
86. The Applicant/Developer shall install all electric pull boxes and vaults in-line with the conduit joint trench. No conduit bend will be allowed between electric pull boxes, unless conduit section terminates to an electrical equipment pad. All primary and secondary electrical distribution pull boxes shall not be greater than two section deep (34-inches from finish grade to bottom of pull box). Any deviations from this standard shall be approved by the AMP Project Engineer in writing.
87. Applicant/Developer will be required to provide an oil containment facility for all AMP owned pad-mount distribution switches and/or transformers installed within 100-feet of any body of water or in other critical locations. Applicant/Contractor shall contact AMP to verify all dimensions, elevations, and orientation before commencing work.
88. The Applicant shall furnish and install code-size service cables in code-size conduit from each customer electric meter switchgear to the nearest secondary pull box (or Service Point) in the public right-of-way, as designated by AMP. AMP will connect the service to the distribution transformer or to the secondary distribution system.
89. The improvement plans and all subdivision maps shall show all necessary easements and access to all electrical utility facilities that are in the private properties, at no charge to AMP.
90. Prior to issuance of Certificate of Occupancy, the Applicant shall furnish and install service equipment for each building. The service equipment shall meet Electric Utility Service Equipment Requirement Committee (EUSERC) standards. Electric meter(s) shall be located as close as practicable to the point of entry of the service-entrance conductors to the building. Outdoor meter locations are preferred. When meters are located within a building, the meter room shall be directly accessible from the exterior of the building. No remote metering.
91. Concurrent with acceptance of work by City, the applicant/developer shall dedicate and AMP shall take over ownership and will be responsible for maintaining all new substructures for under grounding primary and secondary circuits, and distribution transformers once the improvements have been inspected by AMP and found to have been properly installed. The Applicant or successor property owner(s) shall be responsible for the service cables and service equipment.
92. The Applicant/developer shall be responsible for all expenses involved in the duct/joint trench system engineering design, plan check, project coordination, and electrical construction inspection. The Applicant shall be responsible for the cost of an AMP assigned inspector during construction.
93. The Applicant/developer shall submit, with the site improvement plans, detailed drawings showing the required site electric utility facilities.

HOLD HARMLESS. The applicant shall defend (with counsel reasonably acceptable to the City), indemnify, and hold harmless the City of Alameda, the Alameda City Planning Board and their respective agents, officers, and employees from any claim, action, or proceeding (including legal costs and attorney's fees) against the City of Alameda, Alameda City Planning Board and their respective agents, officers or employees to attack, set aside, void or annul, an approval by the City of Alameda, the Planning, Building & Transportation Department, Alameda City Planning Board, the City of Alameda City Council relating to this project. The City shall promptly notify the applicant of any claim, action or proceeding and the City shall cooperate in such defense. The City may elect, in its sole discretion, to participate in the defense of said claim, action, or proceeding.

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

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 & Transportation Department a written notice of appeal stating the basis of appeal and paying the required fees.

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