

RESOLUTION NO. 17-175

Resolution Of The City Council Of The City Of Emeryville Approving A Conditional Use Permit And Design Review Permit For “Doyle Street Mews”, Involving Demolition Of Four Existing Legal Residential Units And Two Existing Illegal Residential Units And Their Replacement With Six New Residential Units At 5876 And 5880 Doyle Street (APNs: 49-1330-12 And -13)

WHEREAS, on March 8, 2016 Jake Aftergood submitted an application for a Conditional Use Permit and Design Review Permit to demolish four existing legal residential units and two existing illegal residential units and to replace them with six new residential units at 5876 and 5880 Doyle Street; and

WHEREAS, study sessions to review the proposed project were held by the Planning Commission on April 28, 2016; August 25, 2016; and July 27, 2017; and by the City Council on November 1, 2016 and September 5, 2017; and

WHEREAS, Baron Studio Architecture submitted revised plans on September 19, 2017 in response to comments provided by Planning Commission at the study session held on July 27, 2017, and by City Council at the study session held on September 5, 2017; and

WHEREAS, the Emeryville Planning Commission held a duly and properly noticed public hearing on the proposed Doyle Street Mews project on September 28, 2017 to solicit public comments and review and consider the application, and then voted to recommend that the City Council approve the project; and

WHEREAS, the Emeryville City Council held a duly and properly noticed public hearing on the proposed Doyle Street Mews project on November 7, 2017 to solicit public comments and review and consider the application; and

WHEREAS, the Emeryville City Council has reviewed and considered the staff report and attachments thereto, the plans, and all public comments for the Doyle Street Mews residential project at 5876 and 5880 Doyle Street subject to the conditions and requirements set forth in Exhibit A attached to this Resolution and the applicable standards of the Emeryville Planning Regulations (“the Record”); now, therefore, be it

RESOLVED, that the City Council of the City of Emeryville hereby finds that the project is exempt from the California Environmental Quality Act (CEQA) under State CEQA Guidelines Section 15303(b), which applies to new construction or conversion of apartments, duplexes and similar structures designed for not more than six dwelling units, and the “general rule” at Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the proposal may have a significant effect on the environment; and be it further

RESOLVED, that in approving the Doyle Street Mews project, **UPDR16-002**, the City Council makes the following findings as required by the Emeryville Planning Regulations:

Conditional Use Permit Findings Pursuant to Section 9-7.505:

1. The proposed use is consistent with the General Plan.

LU-G-4 *A mix of housing types - A diversity of housing types to accommodate a variety of household sizes and incomes.*

The proposed Doyle Street Mews project replaces four existing legal residential units and two existing illegal residential units with six new residential units. All six new units add to the diversity of housing types and accommodate a variety of household sizes and incomes by providing ownership opportunities, meeting Family-Friendly Design Guidelines, and exceeding both open space and landscaping requirements.

LU-G-5 *Preservation of residential neighborhoods - Residential use, structures, low-rise scale, and character of the Triangle, Doyle Street, and Watergate neighborhoods preserved, and the scale of other areas of stability maintained.*

The proposed Doyle Street Mews project preserves residential uses in a Mixed Use with Residential zone in the Doyle Street neighborhood. The project conforms to the height, FAR, and residential density limits of the neighborhood as designated in the General Plan, and therefore is in scale with this area of stability. This block of Doyle Street has an eclectic mix of uses and architectural styles, and the proposed project preserves the character of this eclectic mix.

LU-P-1 *Land uses will be consistent with the Land Use Classifications in section 2.4 and the Land Use Diagram, Figure 2-2.*

The proposed Doyle Street Mews project is consistent with the Mixed Use with Residential Land Use Classification in section 2.4 and the Mixed Use with Residential land use designation in the Land Use Diagram, Figure 2-2.

LU-P-10 *Maximum building height will be defined by the Maximum Building Heights diagram, Figure 2-4.*

The proposed Doyle Street Mews project is consistent with the maximum building height of 30 feet as set forth in Figure 2-4.

LU-P-11 Maximum floor area ratios (FARs) and residential densities for sub-areas of the city, will be defined by Figure 2-3 and 2-6, respectively.

The proposed Doyle Street Mews project is consistent with the maximum floor area ratio and residential densities as set forth in Figure 2-3 and 2-6.

2. The location, size, coverage, density, design and operating characteristics of the proposed use will be compatible with, and will not adversely affect, the surrounding area, including neighborhood character, street design and capacity, safety, noise, and lighting.

The proposed Doyle Street Mews project is consistent with the coverage, density, design, and operating characteristics of the surrounding area, as required by the Planning Regulations. Neighborhood character, design, and quality will not be adversely affected because the proposed development preserves the existing residential use while providing new family-friendly units, additional landscaping and open space, and preserving the existing neighboring trees.

3. The proposed use is consistent with the capability of the water supply, wastewater disposal, fire, and police systems to operate adequately and cost effectively.

The proposed Doyle Street Mews project is consistent with the capability of the water supply, waste water disposal, fire, and police systems to operate adequately and not add to their burden because the proposed development maintains the existing residential use and is compliant with all maximum FAR, building height, and residential density maps (Figures 2-3, 2-4, and 2-6) in the General Plan.

4. The proposed use at its proposed location will provide a service or facility that will contribute to the general well being of the surrounding neighborhood or community.

The proposed Doyle Street Mews project will contribute to the general well being of the surrounding neighborhood and community by maintaining the existing residential use, meeting all setback standards of the Planning Regulations and North Hollis Urban Design Program, providing additional landscaping, and preserving the existing neighboring trees.

5. The proposed use complies with all applicable standards and requirements of these Planning Regulations.

The proposed Doyle Street Mews project complies with all applicable standards and requirements of the Planning Regulations, as outlined in the above section titled “General Plan and Zoning.”

Development Bonuses Findings Pursuant to Section 9-4.204(f)(2):

1. That the proposed project will provide community benefits sufficient to earn the number of points required for the bonus amount requested, pursuant to subsections (c), (d), and (e) of this Section.

The proposed Doyle Street Mews project will provide community benefits sufficient to earn the number of points required (100 total points) by obtaining 50 points for designing the project to be 100% family-friendly, and 50 bonus points by contributing to the Citywide Fund to Support Small Local-Serving Businesses (10 bonus points for every 1% of project construction valuation, up to 50 points) per Table 9-4.204(e) of the Planning Regulations.

2. That the proposed community benefits for the project are significant and clearly beyond what would otherwise be required for the project under applicable code provisions, conditions of approval, and/or environmental review mitigation measures.

The proposed Doyle Street Mews project is providing benefits that are significant and clearly beyond what would otherwise be required by providing 100% Family-Friendly units and contributing 5% of project construction valuation to the Citywide Fund to Support Small Local-Serving Businesses.

3. That the proposed community benefits for the project are acceptable and appropriate in this case, and will provide tangible benefits to the community.

The proposed Doyle Street Mews project is providing acceptable, appropriate, and tangible community benefits by providing for-sale, three-bedroom family-friendly units which contribute to the diversity of housing stock in a community that has a high number of studio and one-bedroom rental units; and by contributing to the Citywide Fund to Support Small Local-Serving Businesses, which helps achieve General Plan Goal LU-G-11: “A wide range of economic activity—An economy that capitalizes on Emeryville’s central location, strengthens the City’s tax base, and ensures that Emeryville has adequate fiscal resources to fund high quality public services for its residents and businesses.”

Demolition: Replacement of Residential Structures Findings Pursuant to Section 9-5.1206(b)(2):

1. The applicant will provide at least the same number of dwelling units as the demolished structure, either on-site or elsewhere within the City of Emeryville.

The proposed Doyle Street Mews project replaces four existing legal residential units and two existing illegal residential units with six new residential units on the same site as the existing units.

2. The replacement structure would feature design quality that is as high as or higher than the structure to be demolished and that it is compatible with the character of the neighborhood.

The proposed Doyle Street Mews project features design quality that is higher than the existing structures to be demolished by providing larger, family-friendly units; by exceeding open space and landscaping requirements, and by exceeding minimum bicycle parking requirements. The proposed project is compatible with the character of the neighborhood in that it preserves the existing residential use as well as the existing neighboring trees whose root zones extend onto the project site.

3. The elimination of the residential structure would not be materially detrimental to the housing needs or the public interest of the affected neighborhood or the City.

The proposed Doyle Street Mews project would not be materially detrimental to the housing needs or the public interest of the neighborhood or the City because it provides new home ownership opportunities and three-bedroom family-friendly units in a community that has a high number of studio and one-bedroom rental units.

Major Design Review Findings Pursuant to Section 9-7.407:

1. The design of the project is consistent with the General Plan, including but not limited to its Urban Design goals and policies.

UD-G-2 A diversity of building types and scales – Variation to reinforce the identity of individual districts and foster a variety of options for living and working, with continuity in development scale and character and careful transitions between densities and design typologies.

The proposed Doyle Street Mews project is consistent with the North Hollis neighborhood, which contains a variety of buildings including brick, tilt-ups, residential homes with gabled roofs, and modern condominium complexes. The

residential use type supports the identity of the district by maintaining the existing residential use and conforming to the Emeryville Design Guidelines and Planning Regulations. The proposed buildings are consistent in development scale and character with the surrounding area.

UD-G-5 Neighborhood Preservation - Preservation of the existing small-scale residential quality of older neighborhoods.

The demolition and replacement of the existing dwelling units maintains the existing residential quality in an older Mixed Use with Residential neighborhood. The proposed development consists of six family-friendly residential units on a project site that is zoned for up to eight residential units, and uses building design and setbacks to be sensitive to the existing structures and neighbors on adjacent properties.

UD-P-15 Infill residential development should incorporate the scale, character and identity of adjacent existing development. To avoid a continuous row of garages along the street, the lot frontage should provide a minimum of 70% active non-parking related uses, provided that a driveway of maximum ten-foot width shall be permitted.

The proposed Doyle Street Mews project is compatible with the scale, character and identity of the adjacent existing developments. The project will eliminate three existing curb cuts and replace them with one new driveway that is 10 feet wide, and that meets the maximum 10 foot permitted width, which constitutes only 10% of this 100-foot wide lot, leaving 90% of the frontage for active non-parking related uses. The proposed project adds landscaping and street trees where there currently are none.

UD-P-19 Infill development shall provide activation at the lot frontage and minimize visible off-street parking.

The proposed Doyle Street Mews project provides an active residential use for more than 70% of the lot frontage. The two units along Doyle Street have front entrances facing Doyle Street with small patios to increase activation at the lot frontage. The visibility of off-street parking areas is minimized by locating parking for the four units closest to Doyle Street within garages accessed from a common driveway, and parking for the two rear units at the end of the common driveway close to the rear of the property.

2. The design of the project conforms to the Emeryville Design Guidelines and any other applicable design guidelines or criteria. If strict compliance with the provisions of such design guidelines or criteria is not achieved, the applicant must convincingly demonstrate that the intent of the guidelines or criteria is met.

B-9 Use permeable paving, or similar materials that reduce runoff, as a surface material for driveways, pathways, and surface parking areas.

The proposed Doyle Street Mews project includes a common driveway made of pervious hardscape.

C-4 Consider edge conditions and transition areas during site design to ensure compatibility between existing and new development.

The proposed Doyle Street Mews project uses decks on the rear two units to help increase the setback of the upper floors from the neighbors to the east.

C-5 Screen refuse bins and other waste containers by placing them indoors, locating them away from the street, and/or shielding them with fencing and/or landscaping. Prevent contamination of waste in stormwater runoff by maintaining covered bins and prevent empty bins from tipping during storms or due to wind.

The proposed Doyle Street Mews project uses wooden fencing and landscaping to conceal the view of the refuse bins and waste containers from the street.

3. The project is of a high design quality that is compatible with, and will not adversely affect, the surrounding area:

The proposed Doyle Street Mews project uses a variety of materials, colors, and architectural features to create a unique building of high design quality that is compatible with, and will not adversely affect the surrounding area. The use of setbacks, landscaping, and open space is also of a high design quality and is compatible with the surrounding area.

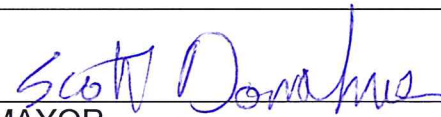
and be it further

RESOLVED, that the City Council hereby approves a Conditional Use and Design Review Permit for "Doyle Street Mews", **UPDR16-002**, to demolish four existing legal residential units and two existing illegal residential units and replace them with six new residential units at 5876 and 5880 Doyle Street, as submitted on March 8, 2016 and

revised on September 19, 2017 subject to the Conditions of Approval attached hereto and the applicable standards of the City of Emeryville Municipal Code.

ADOPTED by the City Council of the City of Emeryville at a regular meeting held Tuesday, November 7, 2017, by the following vote:

AYES:	<u>5</u>	Mayor Donahue, Vice Mayor Bauters and Council Members Martinez, Medina and Patz
NOES:	<u>0</u>	
ABSTAIN:	<u>0</u>	
ABSENT:	<u>0</u>	


MAYOR

ATTEST:

APPROVED AS TO FORM:


CITY CLERK


CITY ATTORNEY

CONDITIONS OF APPROVAL

**Doyle Street Mews
5876 & 5880 Doyle Street (APNs 49-1330-12 and -13)
File Number: UPDR16-002
Exhibit A. Conditions of Approval
Adopted by City Council Resolution No. 17-____
November 7, 2017**

I. COMPLIANCE WITH APPROVALS

A. **PROJECT APPROVALS.** The project shall be constructed and operated in accordance with the following actions by the City Council:

1. A Conditional Use Permit to allow the demolition of four existing legal residential dwelling units and two illegal units and their replacement with six new three-bedroom townhomes with a total floor area ratio of 1.0 and six new parking spaces in accordance with the staff report dated November 7, 2017, as modified by these Conditions of Approval.
2. Design Review approval for six new residential units in accordance with the approved plans described below, as modified by these Conditions of Approval.

Any additional uses or design modifications, including signs, will require a separate application and approval.

B. **APPROVED PLANS.** Final plans submitted for a building permit shall be reviewed by the Community Development Director to confirm that the plans substantially conform to the following except as modified by these Conditions of Approval: **[Planning]**

1. The architectural drawings entitled, 5876 & 5880 Doyle St, submitted by Baran Studio Architecture, sheets A0.0-A2.0 and A2.1.2-A5.2, dated September 19, 2017.

2. The architectural renderings and information submitted by Baran Studio Architecture, sheets A6.0-A6.7, dated September 19, 2017.
 3. The landscape drawings submitted by Baran Studio Architecture, sheets A2.1-A2.1.1, dated September 19, 2017.
- C. APPROVAL EFFECTIVENESS AND DURATION. Pursuant to Section 9-7.213 of the Emeryville Municipal Code, this permit shall automatically expire if an application for a building permit has not been filed and fees have not been paid within one year from the date of this approval, and a good faith effort to commence work upon the use has not been made, as determined by the Community Development Director in his/her sole discretion. Time extensions not exceeding one year may be requested by applying to the City Council for such extension period prior to the expiration date of the permit. In no case shall the expiration period extend more than three years from the date of this approval. After that time, a new application shall be required. In the event Applicant undertakes no construction pursuant to this approval, then Applicant shall have no obligation under these conditions of approval.
- D. INSTALLATION AND MAINTENANCE OF IMPROVEMENTS. All improvements shall be installed in accordance with these approvals. Once constructed or installed, all improvements shall be maintained as approved. Minor changes may be approved by the Community Development Director.
- E. COMPLIANCE WITH THE MUNICIPAL CODE AND GENERAL PLAN. No part of this approval shall be construed to be a violation of the Emeryville Municipal Code or the General Plan. Operations on this site shall be conducted in a manner that does not create a public or private nuisance or otherwise violate the Emeryville Municipal Code.
- F. FAILURE TO COMPLY WITH CONDITIONS OF APPROVAL. If Applicant constructs buildings or makes improvements in accordance with these approvals, but fails to comply with any of the conditions of approval or limitations set forth in these Conditions of Approval and does not cure any such failure within a reasonable time after notice from the City of Emeryville ("City"), then such failure shall be cause for nonissuance of a certificate of occupancy, revocation or modification of these approvals or any other remedies available to the City.
- G. APPLICATION TO SUCCESSORS IN INTEREST. These Conditions of Approval shall apply to any successor in interest in the property and

Applicant shall be responsible for assuring that the successor in interest is informed of the terms and conditions of this zoning approval.

II. GENERAL CONDITIONS

- A. INDEMNIFICATION. Applicant, its assignees, and successors-in-interest shall defend, hold harmless, and indemnify the City of Emeryville, the Bay Cities Joint Powers Insurance Authority and their respective officials, officers, agents and employees (the Indemnified Parties) against all claims, demands, and judgments or other forms of legal and or equitable relief, which may or shall result from: 1) any legal challenge or referendum filed and prosecuted to overturn, set-aside, stay or otherwise rescind any or all final project or zoning approvals, analysis under the California Environmental Quality Act or granting of any permit issued in accordance with the Project; or 2) Applicant's design, construction and/or maintenance of the public improvements set forth in the final building plans. Applicant shall pay for all direct and indirect costs associated with any action herein.

Direct and indirect costs as used herein shall mean but not be limited to attorney's fees, expert witness fees, and court costs including, without limitation, City Attorney time and overhead costs and other City Staff overhead costs and normal day-to-day business expenses incurred by the City including, but not limited to, any and all costs which may be incurred by the City in conducting an election as a result of a referendum filed to challenge the project approvals. The Indemnified Parties shall promptly notify the Applicant, its assignees, and successors-in-interest of any claim, demand, or legal actions that may create a claim for indemnification under this section and shall fully cooperate with Applicant, its assignees and successors-in-interest. **[City Attorney]**

B. PRIOR TO ISSUANCE OF A DEMOLITION AND/OR BUILDING PERMIT

1. Subdivision Approval. Prior to the issuance of a building permit, the Public Works Director shall confirm that the Applicant has received subdivision approval for the project through a parcel map or tentative/final map procedure and has applied for the reapportionment of the Bay-Shellmound Assessment as applicable. **[Public Works]**
2. Affordable Housing Program. Prior to the issuance of a building permit, the Director of Community Development shall confirm that Applicant has either paid the applicable affordable housing impact fee as required by Section 9-5.406 of the Emeryville Municipal Code, or entered into an agreement with the City and approved by the City Council to be recorded against the property which satisfies the requirements of the City of Emeryville's Affordable Housing

Program, as set forth in Article 4 of Chapter 5 of Title 9 of the Emeryville Municipal Code, as applicable. **[Economic Development]**

3. Public Art Program. Prior to the issuance of a foundation permit, Applicant shall submit evidence of compliance with the Art in Public Places Ordinance (Article 4 of Chapter 2 of Title 3 of the Emeryville Municipal Code) by showing a signed contract to commission or purchase and to install the artwork on the development site, or by payment of the full amount of the in-lieu public art fee. If Applicant intends to install on-site art rather than pay the in-lieu public art fee, but has not supplied the above-specified information prior to the issuance of the foundation permit, payment of the in-lieu public art fee will be required and will be repaid to Applicant only at such time the above-specified information is provided to City. **[Economic Development]**
4. Fees, Dedications and Exactions. Conditions of Approval set forth herein include certain fees, dedication requirements, reservation requirements and other exactions, attached as Exhibit A. Pursuant to Government Code Section 66020(d)(1), this set of Conditions of Approval constitutes written notice of a statement of the amount of such fees and a description of the dedications, reservations and other exactions. Applicant is hereby further notified that the 90-day approval period in which these fees, dedications, reservations and other exactions may be protested, pursuant to Government Code Section 66020(a) will begin upon approval of the aforementioned project approvals by the City of Emeryville City Council. If Applicant fails to file a protest within this 90-day period complying with all of the requirements of Section 66020, Applicant will be legally barred from challenging such exactions.

Prior to the issuance of a building permit, the Building Official shall confirm that all applicable fees due at the issuance of a building permit have been paid. **[Building]**

5. Cost Recovery Planning Fees. Prior to the issuance of a building permit, the Community Development Director shall confirm that all cost recovery planning fees have been paid to date. **[Planning]**
6. Tenant Relocation Assistance. Prior to issuance of demolition permit, Applicant shall demonstrate compliance with Section 5-40.04 of the Emeryville Municipal Code, if applicable. **[Housing]**

C. BONUS POINTS.

The project requires 100 bonus points for bonus floor area ratio (FAR), 40 bonus points for residential density, and zero bonus points for height, and therefore requires 100 bonus points (the greatest of the three) pursuant to Section 9-4.204 of the Planning Regulations. The Applicant shall obtain these 100 bonus points in the following manner:

1. Community Benefits (100 points). Pursuant to Section 9-4.204 (d)(1) of the Planning Regulations, because the project contains fewer than 10 units, all of the required bonus points shall be earned through the provision of community benefits. Specifically, these points shall be earned through the provisions of additional family friendly units and small business support, (5) and (6) respectively, of Table 9-4.204(e) of the Planning Regulations.
 - (a) Additional Family Friendly Units (50 points). Pursuant to item (5) of Table 9-4.204(e) of the Planning Regulations, 5 points shall be earned for each additional 5 percent of total units that have two or more bedrooms, of which at least 1 percent of units must have three or more bedrooms. All units must comply with the applicable provisions of the Emeryville Design Guidelines pertaining to Family-Friendly Unit Design. Pursuant to the plans listed in Condition I.B. above, all six units shall have three bedrooms and shall be designed to be family-friendly. **[Planning]**
 - (b) Small Businesses (50 points). Pursuant to item (6) of Table 9-4.204(e) of the Planning Regulations, 10 bonus points shall be earned for each 1% of the total construction valuation of the project contributed to the Citywide Fund to Support Small Local-Serving Businesses, i.e. 50 points requires a contribution of 5% of the total construction valuation of the project. **[Planning]**
2. Payment of Contribution to Small Business Fund. Prior to issuance of a Certificate of Occupancy, the Community Development Director shall ensure that the contribution to the Citywide Fund to Support Small Local-Serving Businesses has been made in an amount equal to 5% of the actual construction valuation of the project at time of Certificate of Occupancy, as determined by the Building Division. **[Planning]**

D. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY

1. Notice to Tenants and Future Owners. Prior to the issuance of a certificate of occupancy, Applicant shall provide to the Community Development Director a notice in all lease and sales documents to all prospective tenants and future purchasers of the property on the site, in a form acceptable to the City Attorney, addressing: 1) nearby manufacturing/industrial uses which may generate odors; 2) existence of truck traffic; 3) existence of a nearby mainline railroad that operates 24 hours per day seven days per week with associated train horns and other sounds and vibration; and 4) the possibility of future nearby development that may block views. **[City Attorney/Planning]**
2. Fees, Dedications and Exactions. Prior to the issuance of a certificate of occupancy, the Building Official shall confirm that all applicable fees due at the issuance of a certificate of occupancy have been paid. **[Building]**
3. Cost Recovery Planning Fees. Prior to the issuance of a certificate of occupancy, the Community Development Director shall confirm that all cost recovery planning fees have been paid in full. **[Planning]**
4. Condominium Plan. Any subdivision or condominium map review for purposes of dividing the residential portion of the property for sales as individual units shall include, as required, legal documentation pertaining to dedication or reservation of group or common open spaces, for the creation of a non-profit homeowners' association, for the long-term maintenance of the landscaped and common areas of the project and for performance bonds, pursuant to Emeryville Municipal Code Section 9-7.1009(b)(8). The map or condominium plan shall be filed prior to the issuance of a certificate of occupancy for the residential component. The map/plan and the CC&Rs for the homeowners' association shall include a condition that residential parking shall not be used for storage in lieu of needed parking. **[City Attorney's Office]**
5. Public Art Program. Prior to the issuance of a certificate of occupancy, Applicant shall notify the Economic Development and Housing Department Public Art Projects Coordinator to verify Applicant's installation of the on-site public art. If City determines that public art has not been installed, Applicant shall be required to pay the in-lieu public art fee in full. **[Economic Development]**

III. BUILDING AND CONSTRUCTION REQUIREMENTS

A. PRIOR TO ISSUANCE OF ANY DEMOLITION, GRADING, OR BUILDING PERMITS

1. Pre-Demolition Meeting. A pre-demolition meeting with the Chief Building Official and City Consulting Arborist is required. **[Building]**
2. Post-Demolition Meeting and Pre-Building Permit Issuance Meeting. After demolition, the applicant shall meet with the Chief Building Official and City Consulting Arborist regarding implementation of the Tree Protection Plan and any other measures to protect the trees. Applicant may be required to revise building plans to incorporate Tree Protection Plan measures prior to building permit issuance. **[Building]**
3. Tree Protection Plan. Prior to the issuance of a demolition permit, grading permit, and/or building permit, the applicant shall submit a Tree Protection Plan prepared by a certified arborist. This plan shall be reviewed, approved, and enforced by the Consulting City Arborist and Community Development Director. The approved Tree Protection Plan must be printed on all demolition, grading, and building plans. The purpose of the Tree Protection Plan is to preserve and protect the existing Coast Redwood (located on the property directly north of the project site), Monterey Pine street tree, and two Hollywood Juniper trees (located on the property directly east of the project site), including all elements of the trees, such as roots and branches, that extend onto the project site. The Tree Protection Plan shall include, but not be limited to, methods and protocols to prevent root and soil compaction, prevent damage to tree roots and branches, and insure that the conditions of the project site allow for the future good health of all trees and tree roots. The Tree Protection Plan shall also provide for how the Applicant will address specific site conditions once the concrete has been removed to protect the trees, such as including the design and placement of pier-on-grade foundations, the use of structural soil, changing the locations of drains, and other methods as deemed appropriate. The Tree Protection Plan will also specify when the applicant's certified arborist must perform certain work as it relates to tree protection, such as pruning of branches or roots, and shall specify the form for monthly reports to the Consulting City Arborist summarizing all activities related to the Tree Protection Plan. The Tree Protection Plan will also incorporate how the applicant intends to notify the City Consulting Arborist for activities

that require City Consulting Arborist supervision as required in, and all subsections of, Condition No. III.C.6. **[Building/Planning]**

B. PRIOR TO ISSUANCE OF A BUILDING PERMIT

1. Plans. Prior to the issuance of a building permit, the Building Official shall verify that the title sheet for the building permit drawings contains the following: **[Building]**
 - a. Permit number.
 - b. Zoning district.
 - c. FAR (density per acre for residential).
 - d. Lot area in square feet.
 - e. Total number of parking spaces with parking spaces numbered on plans in a consecutive manner and consistent with the parking summary on the title page.
 - f. Building heights with height of any appurtenances noted.
 - g. Number and type of residential units (e.g. live/work, apartment, condo).
 - h. Detailed breakdown of floor areas.
 - i. Number of floors.
 - j. Existing building information (if applicable).
 - k. Total Impervious Surface area in square feet (from "Impervious Surface and Stormwater Treatment Measures - Final Form" provided by the City of Emeryville Public Works Department).
 - l. Scorecard Summary from one of the following checklists: the most recent Multi-Family or Single Family Green Building Guidelines, developed by StopWaste.org or Build It Green, or the most recent LEED-NC Guidelines (or other LEED product most appropriate for the project from the USBGC) (with electronic version with notes on claimed points to be emailed to the Emeryville Public Works Department Environmental Programs Staff person).
 - m. Scorecard Summary from the most recent Bay-Friendly Landscaping Guidelines checklist, as developed by StopWaste.org. (with electronic version with notes on claimed points to be emailed to the Emeryville Public Works Department Environmental Programs Staff person.)
 - n. Tree Root Protection Zones for the Coast Redwood (located on the property directly north of the project site), Monterey Pine street tree, and two Hollywood Junipers (located on the property directly east of the project site).
 - o. Full text of Tree Protection Plan.
 - p. Full text of these conditions of approval.

2. Compliance with Applicable Codes. Prior to the issuance of a building permit, the Building Official shall confirm that the building permit plans, specifications and other related information conform to the California Codes in effect at the time, and all other applicable local ordinances. Compliance with the California Codes and local ordinances shall include, but not be limited to, seismic and geotechnical requirements for Risk Category II; Seismic Class D, and Title 24 energy conservation and disabled access requirements. **[Building]**
3. Utility Service. Prior to the issuance of a building permit, the Building Official shall confirm that the building permit plans, specifications and information include detailed plans for providing water, electrical, gas, telephone, and other like utilities services to the site, including a review of the existing services to the site and measures or improvements on-site that will be required to adequately serve the site, including the location and design of transformers (if above ground and if required) and all connections. All new and existing on-site electrical and communication lines shall be placed underground. All transformers shall be placed underground unless prior permission is granted by the City to place them above ground, in which case they shall be screened from public view by fencing, dense landscaping, or other acceptable means. **[Building]**
4. Traffic and Parking Management Plan during Construction. Prior to issuance of a building permit for any portion of the project, Applicant shall submit a traffic and parking management plan for review and approval by the Public Works Director. The plan shall include any City restrictions and limitations on using certain local streets for construction traffic, proposed truck delivery and haul routes, parking arrangements for construction personnel, ingress and egress, noise, efforts to address street debris and dust control and proposed on-site staging and equipment/material storage areas. **[Public Works]**
5. Construction Sign. Prior to the issuance of a building permit, Applicant shall submit a construction sign for approval by the Community Development Director in accordance with the prototype provided. The sign shall be made of a permanent material with professional lettering. The sign shall be at least 3 feet by 4 feet with a minimum letter size of 3 inches. The sign shall include this information: the project name; name of the owner/developer; the name and phone number of a contact person, available at all times

to address complaints and with the authority to control construction activity on the site; name and phone number of the contractor; and the approved hours of construction. The contact person should be the Noise Disturbance Coordinator listed below in Condition III.C.1.c.

The sign shall be posted at the time of placing temporary fencing and start of construction activity. At least one sign shall be placed along each public street frontage and each vehicle entry and exit of the site in a location facing the street where the information can be easily read. Street frontages exceeding 300 feet in length shall have one sign per each 300-foot segment or fraction thereof.

[Planning]

6. Fencing. Prior to the issuance of a building permit, Applicant shall install temporary construction fence around the perimeter of the site that provides for continued pedestrian traffic meeting the standards of the Americans with Disabilities Act as approved by the Public Works Director. **[Public Works]**
7. Approval of Regulatory Agencies. Prior to the issuance of a building permit, Applicant shall submit to the Building Official copies of all other permits necessary from the applicable regulatory agencies. **[Building]**
8. Approval of Hazardous Material Regulatory Agencies. Prior to issuance of a building or grading permit, Applicant shall confirm that the property has never been subject to an environmental regulatory action or order. For sites that are or have been the subject of a regulatory action or order, the Applicant shall submit to the Community Development Director confirmation that the proposed use of the site is acceptable to the appropriate regulatory agency (e.g. San Francisco Bay Regional Water Quality Control Board, Alameda County Department of Health or the State of California Department of Toxic Substances Control) and that any conditions prior to such use have been met. For closed cases, agency closure letters describing conditions of closure or use restrictions (if any) may be used to satisfy this documentation requirement. For open cases, a site-specific agency determination may be necessary. If a Risk Management Plan, Site Cleanup Plan, Health and Safety Plan or similar document is required for the work that is the subject of the permit, then Applicant shall have such plan approved by the regulatory agency; shall submit copies to the Community Development Director and Public Works Director; and

shall comply with all provisions of such plan. **[Planning and Public Works]**

9. Lead and Asbestos. Prior to the issuance of a demolition or building permit, the Building Official shall confirm that a survey of lead-based paint (LBP) and asbestos-containing materials (ACMs) shall be completed and all identified ACMs and any loose or peeling LBP must be abated. If intact LBP is present on the site and not abated, demolition and construction activities must comply with the State's construction lead standard (Title 8, California Code of Regulations, Section 1532.1). **[Building]**
10. Broadband Service. Prior to the issuance of a building permit, the Building Official shall confirm that the building permit plans, specifications and information include detailed plans for providing open access fiber optic cable service to all occupants of the site at a minimum of 1 gigabit, provided that such facilities exist adjacent to the site. If such facilities do not exist adjacent to the site, the applicant shall make a good faith effort to work with service providers to extend service to the site. **[Building]**

C. DURING DEMOLITION AND CONSTRUCTION. Violations of the following conditions and any other applicable conditions may result in a stop work notice being issued or any other measures that the City deems necessary.

1. Construction Noise.
 - a. *Hours*. Unless the City Council grants a waiver allowing different construction hours pursuant to Section 5-13.06 of the Emeryville Municipal Code, construction hours shall be limited to 7:00 a.m. to 6:00 p.m., Monday through Friday, except that pile driving and similarly loud equipment, including but not limited to jack hammering, grading, compacting, dump trucks, generators, and chain saws shall be limited to 8:00 a.m. to 5:00 p.m., Monday through Friday. In an urgent situation, the City Manager, Planning and Building Director, or Public Works Director may approve weekend or night work pursuant to Section 5-13.05(e) of the Emeryville Municipal Code.
 - b. *Equipment*. All heavy construction equipment used on the project shall be maintained in good operating condition, with all internal combustion, engine-driven equipment equipped with intake and exhaust mufflers that are in good condition

and as deemed to be practically feasible. All non-impact tools shall meet a maximum noise level of no more than 85 dB when measured at a distance of 50 feet. All stationary noise-generating equipment shall be located as far away as possible from neighboring property lines especially residential uses.

- c. *Noise Disturbance Coordinator.* Applicant shall designate a "Noise Disturbance Coordinator" who shall be responsible for responding to any complaints about construction noise. The Noise Disturbance Coordinator shall determine the cause of the noise complaint and shall require that reasonable measures warranted to correct the problem be implemented. Applicant shall conspicuously post a telephone number for the Noise Disturbance Coordinator at the construction site and include it in the notice sent to neighbors regarding the construction schedule. The Noise Disturbance Coordinator shall be the contact person listed on the construction sign required by Condition III.B.5 above.

2. Traffic Measures. Applicant, through its contractor, shall implement comprehensive traffic control measures as set forth in the approved Traffic and Parking Management Plan, including scheduling of major truck trips and deliveries to avoid peak hours (normally 7 a.m. to 9 a.m. and 4 p.m. to 6 p.m.).
3. Street Debris. All mud, dirt and construction debris carried off the construction site onto adjacent streets shall be removed and cleaned daily. Failure to adequately sweep the streets may result in the City undertaking the effort at Applicant's cost.
4. Dust Control Measures. Dust control measures to minimize air quality impacts shall be implemented including:
 - a. Cover stockpiles of debris, soil, sand or other materials that can be blown by the wind.
 - b. Cover all trucks hauling soil, sand, and other loose materials.
 - c. Pave, apply non-potable water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at site.
 - d. Limit traffic speeds on unpaved roads to 5 mph.

- e. Install, maintain and replace sandbags or other erosion control measures to prevent silt runoff to public roadways.
 - f. Minimize removal and replant vegetation in disturbed areas as quickly as possible.
 - g. No grading between October 1st and April 15th unless the Public Works Director has approved an erosion and sedimentation control plan.
5. Archeological Resources. If archeological resources are encountered during construction, then Applicant shall: cease all construction activity in the vicinity; notify the Community Development Director; have the significance of the items determined by a qualified archeologist or cultural consultant; and take any further appropriate measures under the California Environmental Quality Act and other applicable laws with the Community Development Director's approval. If human remains are encountered, state law requires that the County Coroner be called immediately. All work must be halted in the vicinity of the discovery until the Coroner's approval to continue has been received.
6. Tree Protection. Every effort shall be made to preserve and protect the existing Coast Redwood (located on the property directly north of the project site), Monterey Pine street tree, and two Hollywood Junipers (located on the property directly east of the project site) and to design and construct the project as necessary to ensure their preservation.
- a. The Chief Building Official (or designee) shall have the authority to enforce the Tree Protection Plan and to issue a stop work notice for any violations of the Tree Protection Plan.
 - b. Applicant must notify the City Arborist at least 72 hours prior to removal of concrete to allow for the City Arborist to supervise the removal of concrete and the demolition of for compliance with the Tree Protection Plan.
 - c. The Applicant shall also allow the City Arborist to periodically monitor construction framing for compliance with the Tree Protection Plan.

- d. The Applicant shall also notify the City Arborist at least 72 hours in advance of any tree pruning, and allow the City Arborist to supervise the pruning of all branches and roots for compliance with best standards and Tree Protection Plan.
- e. The applicant shall submit monthly reports from their certified arborist to the City's consulting arborist summarizing compliance with all activities related to the Tree Protection Plan.

D. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

- 1. Tree Protection Affidavit. Applicant shall provide the Community Development Director with a final affidavit from the City Arborist indicating that all trees were protected and preserved during construction to their satisfaction. **[Planning]**

IV. PUBLIC IMPROVEMENTS

A. PRIOR TO ISSUANCE OF A BUILDING PERMIT

- 1. Street Improvements. The Applicant shall be responsible for the following Public improvements described herein and as shown on the approved plans, to conform to City of Emeryville Standards, the City of Emeryville Urban Forestry Ordinance, the Americans with Disabilities Act and implementing regulations, and the California accessibility regulations **[Public Works]**:
 - a. Constructing all new curb, gutter, and sidewalk on the Doyle Street frontage. All existing curb ramps surrounding the project site shall be brought into ADA compliance. The replaced sidewalks shall match the finish of existing sidewalks including bricks, colored concrete and scoring. Installation of all landscaping and irrigation to meet Bay Friendly requirements.
 - b. Installation of all landscaping and irrigation to meet Bay Friendly requirements.
 - c. Installation of four new street trees with a minimum 24" box size trees, with tree grates if required by the Public Works Director, including structural soil beneath the sidewalks as needed to achieve rootable soil requirements. (See

conditional VII.A.2.b below for street tree planting requirements.)

- d. Installation of a 3 foot 6 inch wide planting strip between the curb and sidewalk.
 - e. Payment of tree replacement fee for street trees removed in accordance with the Urban Forestry Ordinance.
 - f. Preparing and implementing a tree protection plan for all trees that have Root Protection Zones within or adjacent to the project site.
- 2. Site Grading and Storm Drainage. Development that contributes additional stormwater to an existing off-site drainage facility shall be required to perform a hydraulic review of the off-site drainage systems and shall be required to make improvements to the system as may be necessary to accommodate the additional stormwater flow. **[Public Works]**
 - 3. Sanitary Sewer. The Applicant shall be responsible to conform to the requirements of the City's Wastewater Collection System Ordinance and to the East Bay Municipal Utility Districts (EBMUD) Private Sewer Lateral Ordinance. Any existing sanitary sewer lateral serving the property that is not to be reused shall be abandoned up to the connection to the City sanitary sewer main. Any existing sanitary sewer lateral serving the property that is to be reused or any new private sanitary sewer lateral to be installed shall pass a verification test witnessed by the City of Emeryville and EBMUD inspectors prior to occupancy. It shall be noted that if an existing sewer lateral cannot pass a verification test then it will need to be replaced. All work performed on sanitary sewer laterals shall require a Sanitary Sewer Lateral Permit and said work is not covered under the Building Permit. **[Public Works]**
 - 4. Underground Utility Lines. All new and existing on-site electrical and communication lines shall be placed underground. In addition, existing overhead utility lines along the Doyle Street frontage of the site shall be placed underground. **[Public Works]**
 - 5. Improvement Plans and Specifications. Prior to the issuance of a building permit, the Public Works Director shall confirm that detailed improvement plans and specifications have been prepared for said public improvements. **[Public Works]**

6. Improvement Agreement. Prior to the issuance of a building permit and as deemed appropriate by the Public Works Director, Applicant shall enter into an Improvement Agreement with the City of Emeryville to ensure the faithful performance of the design, construction, inspection and installation of all public improvements secured by good and sufficient surety bond or cash deposit adequate to cover all of the costs, inspections and administrative expenses of completing such improvement in the event of a default. **[City Attorney/Public Works]**

B. PRIOR TO BEGINNING CONSTRUCTION IN THE PUBLIC RIGHT OF WAY

1. Encroachment Permit. Prior to removing any street trees or beginning any construction in the public right of way, Applicant shall apply for and receive an encroachment permit for all work and improvements within the City's right of way or City easements. As required by the Public Works Director, Applicant shall post the required security in the form of a Performance and Payment Bond equivalent to 100 per cent of the valuation of the project improvements plus triple the value of the trees to be protected, and provide evidence of liability insurance as part of the encroachment permit process. Applicant shall pay for all inspection fees associated with work within the City's right of way. **[Public Works]**

C. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY

1. Completion of Public Improvements. Prior to issuance of a certificate of occupancy, the Public Works Director shall confirm that all off-site and on-site public improvements are completed in accordance with the final building permit and improvement plans or that other arrangements acceptable to the Public Works Director have been made for ensuring that the work is completed, such as an irrevocable standby letter of credit. **[Public Works]**

D. ONGOING

1. Damage to Public Facilities. Applicant shall be deemed responsible for any damage to public improvements that occurs during construction and shall repair such damage at its expense and to the satisfaction of the Public Works Director, including but not limited to sidewalk repair, street slurry seal or street reconstruction.

2. Maintenance of Street Trees and other vegetation in the Public Right of Way: Applicant, its successors and assigns, shall maintain all landscaping improvements in the public areas fronting the property, in a healthy, growing condition at all times according to Bay Friendly Landscaping Practices as described by StopWaste.org's Bay Friendly Landscaping program. The landscaped areas shall be irrigated by an automatic sprinkler system designed to reduce water usage. Applicant shall replace all landscaping that dies with the exact living species, or substitutes approved by the Public Works Director after obtaining an encroachment permit from the City. Landscaping work shall comply with the provisions of Chapter 10 of Title 7 of the Emeryville Municipal Code.

V. PUBLIC SAFETY REQUIREMENTS

A. PRIOR TO ISSUANCE OF A BUILDING PERMIT

1. Fire Department Standards. Prior to the issuance of a building permit, the Fire Department shall confirm that the final building plans include all fire and emergency safety measures as required by the Department, including access requirements, premises identification, key boxes, hydrants, fire protection systems and equipment and exiting and emergency illumination, as more particularly set forth in the attached Fire Department standards. **[Fire]**

B. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY

1. Site Security Management Plan. Prior to the issuance of a certificate of occupancy, Applicant shall submit a Site Security Management Plan for approval by the Police Department, which shall address the attached Police Department standard specifications **[Police]**
2. Fire Department Standards. Prior to the issuance of a certificate of occupancy, the Fire Chief shall confirm compliance with the applicable Fire Department standards. **[Fire]**

C. ONGOING

1. Compliance with Site Security Management Plan. Applicant shall comply with the approved Site Security Management Plan during operations. **[Police]**

2. Compliance with Fire Department Standards. Applicant shall comply with the Fire Department Standards during operations. **[Fire]**

VI. PARKING AND TRANSPORTATION

A. PRIOR TO ISSUANCE OF A BUILDING PERMIT

1. Parking. Prior to the issuance of a building permit, the Community Development Director shall confirm that the final building plans for the project incorporate: **[Planning]**
 - a. A minimum of 6 vehicular parking spaces, based upon a minimum parking requirement under Section 9-4.404 of 33% less than the estimated parking demand of 1.0 spaces per residential unit for multi-unit residential uses, plus 0.20 guest automobile parking spaces per unit. Parking spaces shall be clearly numbered consecutively on plans, and a summary table provided.
 - b. A minimum of 14 bicycle parking spaces as set forth below:
 - i. 4 guest parking spaces, as shown on Sheet A2.1.2 of the approved plans.
 - ii. 10 total residential bicycle parking spaces, as shown on Sheet A2.1.2 of the approved plans.

B. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY

1. Emery Go-Round. Applicant shall fully participate in the Emeryville Transportation Management Association (the TMA), a private, nonprofit agency responsible for administering the Emery Go-Round, a transportation service system serving Emeryville and the members participating in the TMA. Prior to the issuance of certificate of occupancy, Applicant shall provide evidence to the Community Development Director that it has executed a Membership Agreement if required in accordance with the policies, rules and regulations of the TMA. **[Planning]**

C. ONGOING

1. Emery Go-Round. Applicant, its successors and assigns, shall remain a member of the TMA so long as the TMA or its successor or assignee is in fact operating the Emery-Go-Round. Applicant

and future property owners shall make good faith efforts to provide a brief description or tag line about the Emery-Go-Round and other forms of alternative transportation in its marketing and advertising efforts.

VII. DESIGN CONDITIONS AND SITE STANDARDS

A. PRIOR TO ISSUANCE OF A BUILDING PERMIT

1. Elevations/Colors/Materials/Site Plan. **[As applicable]** Prior to the issuance of a building permit, Applicant shall submit a color scheme, samples and details of all exterior elevations and building materials of sufficient size to the Community Development Director for review and approval. Materials to be submitted shall include, but not be limited to, all perimeter gates and fences, window treatments, storefront windows and doors, awnings, outdoor furniture, paving and lighting fixtures. **[Planning]**
2. Landscaping Plans.
 - a. Prior to the issuance of a building permit, Applicant shall submit a detailed on-site landscaping and irrigation plan for the approval of the Community Development Director. The plans shall conform to Article 5 of Chapter 4 of Title 9 of the Municipal Code and Section B of the attached Stormwater Pollution Prevention and Source Control Measures. The plans shall include species, number of plantings, size of plantings and specifications for the irrigation system. Minimum plant sizes are flats or 1-gallon containers for ground cover, 5-gallon containers for shrubs and 24-inch box containers for trees. **[Planning]**
 - b. Prior to the issuance of a building permit, Applicant shall submit a detailed off-site landscaping and irrigation plan for the approval of the Public Works Director. The plans shall conform to Article 5 of Chapter 4 of Title 9 of the Emeryville Municipal Code, Bay Friendly Landscaping Practices as per the guidelines from StopWaste.org and Section B of the attached Stormwater Pollution Prevention and Source Control Measures. The plans shall include species, number of plantings, size of plantings and specifications for the irrigation system. Minimum plant sizes are flats or 1-gallon containers for ground cover, 5-gallon containers for shrubs and 24-inch box containers for trees. Street trees shall be of a species approved by the Public Works Director and shall

be spaced no farther than 25 feet on center or as approved by the Director. Street trees may require tree grates and an automatic sprinkler system.

Removal of any existing street trees shall comply with the provisions of Chapter 10 of Title 7 of the Emeryville Municipal Code, including, but not limited to, providing replacement trees of equal or cumulative diameter and/or payment of a replacement value fee as determined by a certified arborist, or combination thereof. As part of the encroachment permit fees, the applicant will pay to have the City Consulting Arborist perform soil and drainage tests in the public right of way areas that will have tree plantings. The City also requires the applicant to pay for the installation of structural soil or other engineered products, as per City standards and in consultation with the arborist, under sidewalk areas, to provide adequate rootable soil volume areas for healthy street trees. The amount of rootable soil volume to be provided per tree is based on the size of the tree at maturity: 600 cubic feet of rootable soil volume shall be installed per small tree, 900 cubic feet per medium-sized tree and 1200 cubic feet per large-sized tree. The plan shall also discuss proper drainage to be provided for all street trees based on the Consulting Arborist's soil and drainage findings which could entail extensive excavation for sumps or trenching with clean sand or rock backfill. All imported soils shall be tested and the results provided to the City for approval before import. Import soil shall be amended with compost per city standards in place of other soil amendments. Street trees may require tree grates and an automatic sprinkler system. The replacement trees shall be provided off-site but within the vicinity of the project site.

[Public Works]

Note: The on-site and off-site landscaping and irrigation plans required by conditions (a) and (b) above may be combined into a single landscaping and irrigation plan showing both on-site and off-site improvements.

3. Recycled Water. Prior to the issuance of a building permit, Applicant shall submit plans for the approval of the Community Development Director showing the design of a plumbing system to serve nonpotable uses in common areas including, but not limited to, landscaped areas and planters, if recycled water is available at the project site at a reasonable cost, is of adequate quality, will not

be detrimental to public health, and will not adversely affect downstream water rights, degrade water quality or injure plants, fish and wildlife. In addition, Applicant shall submit a letter from the recycled water provider (East Bay Municipal Utility District) stating requirements for recycled water plumbing, prior to issuance of building permit. If Applicant is not complying with the requirements of the recycled water provider, Applicant shall provide a written explanation of its actions. **[Planning]**

4. Trash, Recycling and Composting Facilities. Prior to the issuance of a building permit, the Community Development Director and Public Works Director shall review and approve a Trash, Recycling and Composting Plan from the applicant.

- a. Maintenance and Service: Trash, recycling and composting storage areas shall include adequate space for the maintenance and servicing of containers for all materials that are provided by local hauling companies. Sewer drains, fire sprinklers, enclosures, and roofing (if outdoors) shall be provided as per city standards.
- b. Adequate Space for Trash, Recyclables and Compostables: The amount of space provided for the collection and storage of recyclable materials shall be at least as large as the amount of space provided for the collection and storage of trash materials and shall reflect the estimated volumes of trash and recyclable and compostable materials to be generated providing for the separate and dedicated containers for those materials with the goal of 25% or less of the total materials generated going to a landfill. An appropriately sized and designed area for wastes banned from regular trash containers such as electronics, fluorescent lamps and batteries shall be designated. Residential properties will also provide area for bulky item collection such as mattresses, furniture, tires and white goods.
- c. Convenience and Accessibility: The recycling area shall be at least as accessible and convenient for tenants and collection vehicles as the trash collection and storage area. If chutes are planned then separate, properly labeled (as per City Standards) and dedicated chutes must be provided for each and every collected stream of materials - not just for trash (non-recyclable and non-compostable materials.) The trash and recycling room(s) or areas shall be located on an

exterior wall of the building (if indoors) with adequately-sized door or gate access to the street through the wall so as to minimize distance for the collection vehicle personnel and eliminate temporary outdoor storage of containers on collection days. If the storage area is located outside, then it must be easily accessible by the collection vehicles. If the day-to-day-use trash and recycling area(s) cannot be located adjacent to the street, then service-day locations easily accessible by the collection vehicle staff, must be provided in an area on-site as per city standards in enclosures completely screened and covered from off-site view by a solid fence or masonry wall at least six feet high and in harmony with the architecture of the building(s).

[Planning and Public Works]

5. Height. A height of up to 30 feet shall be permitted on the building structure with a maximum parapet wall of 3 additional feet.
[Planning]
6. Development Sign. The project is allowed one development sign indicating developer, architect, contractor, etc. during construction that shall not exceed twelve square feet. Other development/marketing signs may be approved administratively by the Community Development Director provided that they are removed prior to issuance of a final certificate of occupancy.
[Planning]
7. Exterior Lighting. Prior to issuance of a building permit, Applicant shall provide sufficient information for the Community Development Director to confirm that exterior lighting for the project complies with the following standards and criteria: **[Planning]**
 - a. Parking area illumination shall conform to the requirements of Section 9-4.406(k) of the Emeryville Municipal Code.
 - b. Light fixtures attached to buildings shall be designed as an integral part of the building facades to highlight building forms and architectural details.
8. Noise. Prior to the issuance of a building permit, the Building Official shall confirm that the project is designed in order to limit noise exposure to those levels set forth in the Emeryville Municipal Code and General Plan. **[Building]**

9. Water Efficiency. Prior to issuance of a building permit, the Public Works Director shall confirm that the project complies with the attached East Bay Municipal Utility District requirements. **[Public Works]**

B. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY

1. Sign Permit. Applicant shall apply for a sign permit for any proposed signs not included in this approval, in accordance with the Sign Regulations at Article 16 of Chapter 5 of Title 9 of the Emeryville Municipal Code. **[Planning]**
2. Completion of Landscaping.
 - a. Prior to issuance of a certificate of occupancy, the project landscape architect shall confirm to the Community Development Director that all on-site landscaping is completed and in accordance with the final building permit and improvement plans, including off-site and public improvements, or that other acceptable arrangements acceptable have been made for ensuring that the work is completed, such as an irrevocable standby letter of credit to cover all costs of the unfinished work plus 25 percent. **[Planning]**
 - b. Prior to issuance of a certificate of occupancy, the project landscape architect shall confirm to the Public Works Director that all off-site landscaping is completed and in accordance with the final building permit and improvement plans, including off-site and public improvements, or that other acceptable arrangements acceptable have been made for ensuring that the work is completed, such as an irrevocable standby letter of credit to cover all costs of the unfinished work plus 25 percent. **[Public Works]**
3. Equipment/Storage. Prior to issuance of a certificate of occupancy, the Community Development Director shall confirm that:
[Planning]
 - a. All mechanical equipment, including electrical and gas meters, heating/air conditioning or ventilation units, radio/TV antennas or satellite dishes shall be appropriately screened from off-site view, and electrical transformers shall be either placed underground or appropriately screened.

- b. All trash enclosures shall be completely screened and covered from off-site view by a solid fence or masonry wall at least six feet high and in harmony with the architecture of the building(s). Alternatively, the trash facilities may be placed within the building.
 - c. All visible vents, gutters, down spouts, flashings, and the like shall match the color of adjacent surfaces, or shall be incorporated into the overall exterior color and materials scheme for the building.
4. Plan of Units. Prior to issuance of a certificate of occupancy, the Community Development Director shall confirm that the developer has provided the City with a plan showing the layout of units with their mailing address unit numbers, unit types, square feet, number of bedrooms, and live/work units. **[Planning]**

C. ONGOING

1. Landscaping. All landscaping improvements shall be maintained in a healthy, growing condition at all times. The landscaped areas shall be irrigated by an automatic sprinkler system designed to reduce water usage. Applicant shall replace all landscaping that dies with the exact living species, or substitutes approved by the Community Development Director. Landscapes within the public right of way shall be maintained according to the principles of Bay Friendly Landscaping per guidelines by StopWaste.org
2. No Outside Storage. There shall be no outside storage of any type in parking areas. Those areas shall be kept free of obstruction and available for their designated use at all times. Boats, trailers, camper tops, inoperable vehicles and the like shall not be parked or stored on the parking areas.
3. Maintenance and Graffiti Removal. The site and improvements shall be well maintained and kept free of litter, debris, weeds and graffiti. Any graffiti shall be removed within 72 hours of discovery in a manner which retains the existing color and texture of the original wall or fence as most practically feasible.
4. Noise. The project shall operate in order to limit noise exposure to those levels set forth in the Emeryville Municipal Code and General Plan.

5. Exterior Lighting. Exterior lighting shall provide adequate illumination for on-site security and display purposes for the building, parking lots and pedestrian access ways while limiting off-site spillover of light through shielding. No light shall create a hazard for auto drivers.
6. Trash, Recycling and Composting Plan. Applicant and its successors and assigns shall implement the approved Trash, Recycling and Composting Plan and report its activities and achievements to the Public Works Director annually. **[Public Works]**
7. Real Estate Signs in Public Right-of-Way. Off-site signs located on the public sidewalk and directing the public to "open house" events for the viewing of lots, premises, dwellings or structures that are for sale, lease, or rent, shall be regulated by the applicable provisions of Chapter 34 of Title 5. **[Public Works]**

VIII. STORMWATER

A. GENERAL

1. Design, Construction, Operation, and Maintenance. The project shall be designed, constructed, operated, and maintained in conformance with the attached "Stormwater Pollution Prevention and Source Control Measures" ("Stormwater Measures") and the City's "Stormwater Guidelines for Green Dense Redevelopment" ("Stormwater Guidelines").
2. Cost Recovery. The applicant shall pay cost recovery fees related to the verification of permanent stormwater treatment drainage facilities planned and implemented on the site. Fees will be charged for plan check and engineering analysis of stormwater treatment system, inspection during construction of stormwater treatment facilities, and inspection before the issuance of the certificate of occupancy to verify that the stormwater treatment systems are properly functioning. Applicant shall also permit city representatives to perform inspection of said treatment facilities to enter the property during and after construction to perform said duties **[Public Works]**

B. PRIOR TO ISSUANCE OF A BUILDING PERMIT

1. Compliance with Stormwater Measures. Prior to the issuance of a building permit, the applicant shall submit plans as part of the

building permit package, showing how the project complies with the attached Stormwater Measures, in particular with the provision C.3 requirements (or new development section) of the City's NPDES Stormwater Permit and with plans and calculations showing how the project meets the numeric hydraulic sizing requirements as described in Section A of the attached Stormwater Measures. The applicant shall also provide calculations showing the percentage of on-site stormwater treatment through mechanical means and percentage of on-site treatment through vegetative means. If a portion of on-site stormwater treatment is through mechanical means, then the applicant shall provide justification as to why all on-site treatment by vegetative means is not feasible. **[Public Works]**

2. Site Grading and Storm Drainage. Prior to the issuance of a building permit, the Public Works Director shall confirm that the building permit plans, specifications and information include detailed site drainage, grading plans and hydraulic calculations in conformance with the City's stormwater runoff requirements and specifications. All runoff from the site shall be intercepted at the project boundary, and shall be collected, treated and conducted via an approved drainage system through the project site to an approved public storm drain facility. Roof drainage from the structure shall be collected, treated and conducted to an approved drainage facility. No concentrated drainage of surface flow across sidewalks shall be permitted. Grading and drainage plans shall conform to Section A of the attached Stormwater Measures. **[Public Works]**

3. Site Plan. The site plan shall conform to Section B of the attached Stormwater Measures. **[Public Works]**

4. Operations and Maintenance Agreement. Prior to the issuance of a building permit, Applicant shall enter into a Stormwater Treatment Measures Operation and Maintenance Agreement with the City of Emeryville to ensure the faithful performance of the design, construction, operation, and maintenance of the stormwater treatment systems. **[City Attorney/Public Works]**

- C. DURING CONSTRUCTION. Applicant and contractor shall comply with Section C of the attached Stormwater Measures. **[Public Works]**

D. PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY

1. Commitment to the Stormwater Pollution Prevention Practices.
Prior to the issuance of a certificate of occupancy, Applicant shall submit evidence of commitment to the stormwater pollution prevention practices, as detailed in Section D of the attached Stormwater Measures. **[Public Works]**
2. Completion of Construction of Stormwater Treatment Systems.
Prior to issuance of a certificate of occupancy, the Public Works Director shall confirm that the stormwater treatment systems are properly installed and functioning. **[Public Works]**

- E. ONGOING. The owner/operator of the facility shall permit, in perpetuity, allow city representatives to enter the property during and after construction in order to perform periodic inspection of stormwater treatment facilities.

IX. FUTURE LAND USE APPROVAL PROCEDURES

- A. BUSINESS LICENSE REQUIREMENT. Land use approvals do not abrogate the City's requirement for any business operating within the City to have a business tax certificate ("business license"), nor for a specific operator to obtain a cabaret or dance hall license issued through the Police and Finance Departments and approved by the City Council.
- B. ACTIVITIES OUTSIDE OF BUILDING. No sales of merchandise or services, nor any business activity related to any retail or commercial space, shall take place outside of the building or in any retail kiosk without prior approval of the Director of Planning and Building.

Attachments: Fee Charts – Building Permit Fees and Public Work Fees
Construction Sign Prototype
East Bay Municipal Utility District Water Efficiency Requirements
Stormwater Pollution Prevention and Source Control Measures

PROJECT

Doyle St Mews - 5876 Doyle St

PRELIMINARY FEE CALCULATIONS

Valuation

\$ 1,250,000.00

Print Date: September 11, 2017

SUMMARY OF ALL FEES	FEES	PAYMENT DATE	AMOUNT PAID	AMOUNT DUE	NOTES
Building Permit Fee	\$ 10,000.00			\$ 10,000.00	
Plan Review Fee	\$ 6,500.00			\$ 6,500.00	
Energy Review Fee	\$ 1,250.00			\$ 1,250.00	
Electrical Permit Fee	\$ 2,000.00			\$ 2,000.00	
Plumbing Permit Fee	\$ 1,800.00			\$ 1,800.00	
Mechanical Permit Fee	\$ 1,700.00			\$ 1,700.00	
S.M.I.P.	\$ 162.50			\$ 162.50	
Microfiche	\$ 100.00			\$ 100.00	
Fire Department Fees	\$ 4,000.00			\$ 4,000.00	
Fire Suppression Fees	\$ -			\$ -	Under separate permit
Sewer Connection Fees	\$ 3,963.00			\$ 3,963.00	
Bay-Shell-Mound Contingent Fees				\$ -	N.A. for Residential
Transportation Facility Fees	\$ 4,011.00			\$ 4,011.00	Owner-TownHouse FY17-18
School Fees	\$ 5,779.62			\$ 5,779.62	Credit for (E) floor area
Art In Public Places	\$ -			\$ -	N.A.
Technology Fee	\$ 1,250.00			\$ 1,250.00	
Building Standards Commision Fee	\$ 50.00			\$ 50.00	
General Plan Maintenance Fee	\$ 6,250.00			\$ 6,250.00	
Affordable Housing Fee	\$ -			\$ -	N.A. Condos
Parks and Recreation Fee	\$ 11,961.00			\$ 11,961.00	Owner-TownHouse FY17-18
TOTAL:	\$ 60,777.12		\$ -	\$ 60,777.12	60,777.12

FEES TO BE PAID AT PLAN CHECK SUBMITTAL:					
Plan Review Fee	\$ 6,500.00		\$ -	\$ 6,500.00	
Energy Review Fee	\$ 1,250.00		\$ -	\$ 1,250.00	
Other Fees	**				
Sub Total:	\$ 7,750.00		\$ -	\$ 7,750.00	

FEES TO BE PAID AT PERMIT ISSUANCE:					
Building Permit Fee	\$ 10,000.00		\$ -	\$ 10,000.00	
Electrical Permit Fee	\$ 2,000.00		\$ -	\$ 2,000.00	
Plumbing Permit Fee	\$ 1,800.00		\$ -	\$ 1,800.00	
Mechanical Permit Fee	\$ 1,700.00		\$ -	\$ 1,700.00	
S.M.I.P.	\$ 162.50		\$ -	\$ 162.50	
Microfiche	\$ 100.00		\$ -	\$ 100.00	
Fire Department Fees	\$ 4,000.00		\$ -	\$ 4,000.00	
Fire Suppression Fees	\$ -		\$ -	\$ -	
Sewer Connection Fees	\$ 3,963.00		\$ -	\$ 3,963.00	
Bay-Shell-Mound Contingent Fees	\$ -		\$ -	\$ -	
Transportation Facility Fee	\$ 4,011.00		\$ -	\$ 4,011.00	
School Fees	\$ 5,779.62		\$ -	\$ 5,779.62	
Art In Public Places	\$ -		\$ -	\$ -	
Technology Fee	\$ 1,250.00		\$ -	\$ 1,250.00	
Building Standards Commision Fee	\$ 50.00		\$ -	\$ 50.00	
General Plan Maintenance Fee	\$ 6,250.00		\$ -	\$ 6,250.00	
Affordable Housing Fee	\$ -		\$ -	\$ -	
Parks and Recreation Fee	\$ 11,961.00		\$ -	\$ 11,961.00	
Sub Total:	\$ 53,027.12		\$ -	\$ 53,027.12	

Encroachment, Stormwater & PSL Fees	See separate Fee Chart by Public Works for additional fees	{Calculated By Public Works}
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Notes: This is a PRELIMINARY fee calculation for estimating purposes only. Fees will be recalculated at the time of submittal, prior to permit issuance and at any time when the scope of work is revised (including: type of construction, # of stories, floor area, declared valuation, and use).

CITY OF EMERYVILLE CALCULATION OF BUILDING FEES:

PROJECT: Doyle St Mews - 5876 Doyle St

PRELIMINARY FEE CALCULATIONS

DATE: September 11, 2017

PREPARED BY: Courtney

FEES ARE BASED UPON THE VALUATION OF THE PROJECT. "VALUATION OF A BUILDING SHALL BE THE ESTIMATED COST TO REPLACE THE BUILDING AND STRUCTURE IN KIND, BASED ON CURRENT COSTS"

This fee calculation is based upon the information submitted to the Building Department.

FEES BASED ON VALUATION OF:			\$ 1,250,000.00
TYPE OF PERMIT OR FEE			AMOUNT
BUILDING PERMIT FEE (See calculation below)			\$ 10,000.00
PLAN REVIEW FEE (65% of Building Permit Fee / 50% for Residential <)			\$ 6,500.00
ENERGY CONSERVATION REVIEW FEE (12.5% of Building Permit Fee)			\$ 1,250.00
ELECTRICAL PERMIT FEE (20% of Building Permit Fee)			\$ 2,000.00
PLUMBING PERMIT FEE (18% of Building Permit Fee)			\$ 1,800.00
MECHANICAL PERMIT FEE (17% of Building Permit Fee)			\$ 1,700.00
S.M.I.P. (Res. <= 3 story = 0.00013 or 0.00028 of the Valu.)			\$ 162.50
MICROFICHE	Valuation < \$ 100,000 = \$ 1.00/ Page.	# of Pages	
	Valuation > \$ 100,000 = 1% of Bldg. Permit Fee	Bldg.. Permit Fee * 1%	\$ 100.00
FIRE DEPARTMENT FEES (New Construction, T.I's - 40% of Building Permit Fee)			\$ 4,000.00
FIRE SUPPRESSION FEES - Separate Submittal - (See calculation below)			
SEWER CONNECTION FEE * \$264.00 per Trap or \$1321.00 per Dwelling Unit	New traps - traps removed		\$ 3,963.00
	Number of Dwelling Units	3	
BAY SHELLMOUND FEES			
TRANSPORTATION FACILITY FEE (effective 7/1/2017 - 6/30/2018)			\$ 4,011.00
EMERY UNIFIED SCHOOL DISTRICT FACILITIES DEVELOPMENT FEE (See calculation below)			\$ 5,779.62
ART IN PUBLIC PLACES (Commercial Projects > \$300k valu. Artwork or in-lieu fee -1% of valu.)			\$ -
TECHNOLOGY FEE (Effective February 3, 2010 - 0.1% of Valuation)			\$ 1,250.00
BUILDING STANDARDS COMMISSION FEE (\$ 1.00 per \$ 25k Valuation)			\$ 50.00
GENERAL PLAN MAINTENANCE FEE (Effective May 20, 2004 - 0.5% of Valuation)			\$ 6,250.00
AFFORDABLE HOUSING (effective 7/1/2017 - 6/30/2018)			\$ -
PARKS AND RECREATION (effective 7/1/2017 - 6/30/2018)			\$ 11,961.00
TOTAL			\$ 60,777.12

* Unable to determine the sewer connection fees at this time with the information provided.

FEES ARE BASED ON THE USE, GROSS FLOOR AREA, TYPE OF CONSTRUCTION, NUMBER OF STORIES, AND NUMBER OF PLUMBING TRAPS. IF ANY OF THESE FACTORS CHANGE, THE FEES WILL CHANGE.

FEE PAYMENT SCHEDULE:**AT SUBMITTAL OF INITIAL BUILDING PERMIT APPLICATION AND PLANS:**

- 1 Plan Review Fee for the Entire Project .
- 2 Energy Conservation Review Fee.

AT ISSUANCE OF FIRST BUILDING PERMIT

(All of the following fees shall be paid with the issuance of the first permit for phased permits.)

- 1 Building Permit Fee. (Plumbing, Electrical & Mechanical permits may be taken out by the General Contractor or by the subs. These permits may not be divided into phases. The entire sewer connection fee shall be paid with the plumbing permit.)
- 2 S.M.I.P and Building Standards Commission Fees
- 3 Microfiche Fee
- 4 Bay/Shellmound Contingent Assessment (N.A for residential projects)
- 5 School District Facilities Impact Fee
- 6 General Plan Maintenance and Technology Fees
- 7 Art in Public Places: For residential projects exceeding 19 units 0.5% of the project valuation is required for Art in Public Places.
- 8 Development Impact Fees (including Traffic Impact, Affordable Housing and Park & Rec)
- 9 Business Licenses: City of Emeryville Business Licenses are required from the contractor.

PRIOR TO OCCUPANCY OF THE BUILDING AND RELEASE OF THE FINAL UTILITY METER:

- 1 If public art is to be installed it shall be in place.
- 2 Any and all outstanding fees; including charges for review of changes to approved plans or increased fees due to increased project valuation.
- 3 Final business license fees will be calculated by the finance department for all projects with a valuation in excess of 1,000,000.00 (one million) dollars. These fees must be paid prior to building occupancy.

VALUATION CALCULATIONS:

Type of Const.	Use	Number of Floors	Gross Floor Area	Square Foot Cost	Sprinklers + \$5.04	Air Cond. + 8.14/6.79	Modifier x 1.00	Story > 3, +5% ea.	Total Valuation
			(sq.ft.)	(\$)	\$5.04	\$6.79	1	(\$)	(\$)
VB	Garage	3	500	\$ 47.12	\$ 52.16	\$ 52.16	\$52.16	\$ 52.16	\$ 26,080.00
VB	Condos	3	4,969	\$ 179.19	\$ 184.23	\$ 191.02	\$191.02	\$ 191.02	\$ 949,178.38
				\$ 210.84	\$ 215.88	\$ 222.67	\$222.67	\$ 222.67	\$ -
				\$ 206.21	\$ 211.25	\$ 218.04	\$218.04	\$ 218.04	\$ -
				\$ 158.32	\$ 163.36	\$ 170.15	\$170.15	\$ 170.15	\$ -
Totals		3	5,469						\$ 975,258.38
Exist. Bldg. Adjustment - 80% (No credit for existing sprinklers or HVAC)									
	W'House				\$ 2.40	\$ 2.40	\$ 2.40		\$ -
T.I. ONLY Adjustment * 20%									
				\$ -	\$ 1.01	\$ 2.37	\$ 2.67		\$ -
DECLARED VALUATION									\$ 1,250,000.00
								TOTAL	\$ 1,250,000.00

BUILDING PERMIT FEE CALCULATIONS: (Valuation is the replacement cost of the project once it is completed.) Grading, Demolition and Fire Sprinkler Permits are calculated in the same way except that the contract price may be used instead of the valuation.			
TOTAL VALUATION	\$ 1,250,000.00		
VALUATION BASIS	AMOUNT	PERCENTAGE	TOTAL
\$ 1.00 - \$ 50,000.00	\$ 50,000.00	0.80%	\$ 400.00
\$ 50,000.00 - \$ 250,000.00	\$ 200,000.00	0.80%	\$ 1,600.00
Over \$ 250,000.00	\$ 1,000,000.00	0.80%	\$ 8,000.00
BUILDING PERMIT FEE:			\$ 10,000.00

SPRINKLER PERMIT FEE CALCULATIONS: Valuation is the replacement cost of the project once it is completed. fire Sprinkler Permits are calculated in the same way except that the contract price may be used instead of the valuation.			
TOTAL VALUATION	\$ 27,563.76		
VALUATION BASIS	AMOUNT	PERCENTAGE	TOTAL
\$ 1.00 - \$ 50,000.00	\$ 27,563.76	1.00%	\$ 275.64
\$ 50,000.00 - \$ 250,000.00	-	0.75%	-
Over \$ 250,000.00	-	0.50%	-
SPRINKLER PERMIT FEE:			\$ 275.64
SPRINKLER PLAN CHECK FEE:			\$ 179.16
TOTAL FEE:			\$ 454.80

EMERY UNIFIED SCHOOL FACILITIES DEVELOPMENT FEE CALCULATION: (D78)			
TYPE OF PROJECT	AREA	FEE/SQ.FT.	TOTAL FEE
Commercial		\$ 0.47	\$ -
Live/work		\$ 1.72	\$ -
*Residential - Emeryville Only	4,969	\$ 2.97	\$ 14,757.93
Existing Building Credit	3,023	\$ 2.97	\$ (8,978.31)
Low Income Housing Credit			\$ -
SCHOOL DISTRICT FEE:			\$ 5,779.62

(School fees reflect the new fees effective May 29, 2007)

School Facilities Development Fees are due and payable at the Building Division at the time of issuance of the first building permit for the project. An applicant who believes the fee is not justified shall pay the fee and appeal directly to the Emery School District.

PROJECT

Doyle St Mews - 5880 Doyle St

PRELIMINARY FEE CALCULATIONS

Valuation

\$ 1,250,000.00

Print Date: September 11, 2017

SUMMARY OF ALL FEES	FEES	PAYMENT DATE	AMOUNT PAID	AMOUNT DUE	NOTES
Building Permit Fee	\$ 10,000.00			\$ 10,000.00	
Plan Review Fee	\$ 6,500.00			\$ 6,500.00	
Energy Review Fee	\$ 1,250.00			\$ 1,250.00	
Electrical Permit Fee	\$ 2,000.00			\$ 2,000.00	
Plumbing Permit Fee	\$ 1,800.00			\$ 1,800.00	
Mechanical Permit Fee	\$ 1,700.00			\$ 1,700.00	
S.M.I.P.	\$ 162.50			\$ 162.50	
Microfiche	\$ 100.00			\$ 100.00	
Fire Department Fees	\$ 4,000.00			\$ 4,000.00	
Fire Suppression Fees	\$ -			\$ -	Under separate permit
Sewer Connection Fees	\$ 3,963.00			\$ 3,963.00	
Bay-Shell-Mound Contingent Fees				\$ -	N.A. for Residential
Transportation Facility Fees	\$ 3,993.00			\$ 3,993.00	Owner-TownHouse FY17-18
School Fees	\$ 10,596.96			\$ 10,596.96	Credit for (E) floor area
Art In Public Places	\$ -			\$ -	N.A.
Technology Fee	\$ 1,250.00			\$ 1,250.00	
Building Standards Commision Fee	\$ 50.00			\$ 50.00	
General Plan Maintenance Fee	\$ 6,250.00			\$ 6,250.00	
Affordable Housing Fee	\$ -			\$ -	N.A. Condos
Parks and Recreation Fee	\$ 11,910.00			\$ 11,910.00	Owner-TownHouse FY17-18
TOTAL:	\$ 65,525.46		\$ -	\$ 65,525.46	65,525.46

FEES TO BE PAID AT PLAN CHECK SUBMITTAL:					
Plan Review Fee	\$ 6,500.00		\$ -	\$ 6,500.00	
Energy Review Fee	\$ 1,250.00		\$ -	\$ 1,250.00	
Other Fees	**				
Sub Total:	\$ 7,750.00		\$ -	\$ 7,750.00	

FEES TO BE PAID AT PERMIT ISSUANCE:					
Building Permit Fee	\$ 10,000.00		\$ -	\$ 10,000.00	
Electrical Permit Fee	\$ 2,000.00		\$ -	\$ 2,000.00	
Plumbing Permit Fee	\$ 1,800.00		\$ -	\$ 1,800.00	
Mechanical Permit Fee	\$ 1,700.00		\$ -	\$ 1,700.00	
S.M.I.P.	\$ 162.50		\$ -	\$ 162.50	
Microfiche	\$ 100.00		\$ -	\$ 100.00	
Fire Department Fees	\$ 4,000.00		\$ -	\$ 4,000.00	
Fire Suppression Fees	\$ -		\$ -	\$ -	
Sewer Connection Fees	\$ 3,963.00		\$ -	\$ 3,963.00	
Bay-Shell-Mound Contingent Fees	\$ -		\$ -	\$ -	
Transportation Facility Fee	\$ 3,993.00		\$ -	\$ 3,993.00	
School Fees	\$ 10,596.96		\$ -	\$ 10,596.96	
Art In Public Places	\$ -		\$ -	\$ -	
Technology Fee	\$ 1,250.00		\$ -	\$ 1,250.00	
Building Standards Commision Fee	\$ 50.00		\$ -	\$ 50.00	
General Plan Maintenance Fee	\$ 6,250.00		\$ -	\$ 6,250.00	
Affordable Housing Fee	\$ -		\$ -	\$ -	
Parks and Recreation Fee	\$ 11,910.00		\$ -	\$ 11,910.00	
Sub Total:	\$ 57,775.46		\$ -	\$ 57,775.46	

Encroachment, Stormwater & PSL Fees	See separate Fee Chart by Public Works for additional fees	{ Calculated By Public Works }
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Notes: This is a PRELIMINARY fee calculation for estimating purposes only. Fees will be recalculated at the time of submittal, prior to permit issuance and at any time when the scope of work is revised (including: type of construction, # of stories, floor area, declared valuation, and use).

CITY OF EMERYVILLE CALCULATION OF BUILDING FEES:

PROJECT: Doyle St Mews - 5880 Doyle St

PRELIMINARY FEE CALCULATIONS

DATE: September 11, 2017

PREPARED BY: Courtney

FEES ARE BASED UPON THE VALUATION OF THE PROJECT. "VALUATION OF A BUILDING SHALL BE THE ESTIMATED COST TO REPLACE THE BUILDING AND STRUCTURE IN KIND, BASED ON CURRENT COSTS"

This fee calculation is based upon the information submitted to the Building Department.

FEES BASED ON VALUATION OF:			\$ 1,250,000.00
TYPE OF PERMIT OR FEE			AMOUNT
BUILDING PERMIT FEE (See calculation below)			\$ 10,000.00
PLAN REVIEW FEE (65% of Building Permit Fee / 50% for Residential <)			\$ 6,500.00
ENERGY CONSERVATION REVIEW FEE (12.5% of Building Permit Fee)			\$ 1,250.00
ELECTRICAL PERMIT FEE (20% of Building Permit Fee)			\$ 2,000.00
PLUMBING PERMIT FEE (18% of Building Permit Fee)			\$ 1,800.00
MECHANICAL PERMIT FEE (17% of Building Permit Fee)			\$ 1,700.00
S.M.I.P. (Res. <= 3 story = 0.00013 or 0.00028 of the Valu.)			\$ 162.50
MICROFICHE	Valuation < \$ 100,000 = \$ 1.00/ Page.	# of Pages	
	Valuation > \$ 100,000 = 1% of Bldg. Permit F	Bldg.. Permit Fee * 1%	\$ 100.00
FIRE DEPARTMENT FEES (New Construction, T.I's - 40% of Building Permit Fee)			\$ 4,000.00
FIRE SUPPRESSION FEES - Separate Submittal - (See calculation below)			
SEWER CONNECTION FEE * \$264.00 per Trap or \$1321.00 per Dwelling Unit	New traps - traps removed		\$ 3,963.00
	Number of Dwelling Units	3	
BAY SHELLMOUND FEES			
TRANSPORTATION FACILITY FEE (effective 7/1/2017 - 6/30/2018)			\$ 3,993.00
EMERY UNIFIED SCHOOL DISTRICT FACILITIES DEVELOPMENT FEE (See calculation below)			\$ 10,596.96
ART IN PUBLIC PLACES (Commercial Projects > \$300k valu. Artwork or in-lieu fee -1% of valu.)			\$ -
TECHNOLOGY FEE (Effective February 3, 2010 - 0.1% of Valuation)			\$ 1,250.00
BUILDING STANDARDS COMMISSION FEE (\$ 1.00 per \$ 25k Valuation)			\$ 50.00
GENERAL PLAN MAINTENANCE FEE (Effective May 20, 2004 - 0.5% of Valuation)			\$ 6,250.00
AFFORDABLE HOUSING (effective 7/1/2017 - 6/30/2018)			\$ -
PARKS AND RECREATION (effective 7/1/2017 - 6/30/2018)			\$ 11,910.00
TOTAL			\$ 65,525.46

* Unable to determine the sewer connection fees at this time with the information provided.

FEES ARE BASED ON THE USE, GROSS FLOOR AREA, TYPE OF CONSTRUCTION, NUMBER OF STORIES, AND NUMBER OF PLUMBING TRAPS. IF ANY OF THESE FACTORS CHANGE, THE FEES WILL CHANGE.

FEE PAYMENT SCHEDULE:**AT SUBMITTAL OF INITIAL BUILDING PERMIT APPLICATION AND PLANS:**

- 1 Plan Review Fee for the Entire Project .
- 2 Energy Conservation Review Fee.

AT ISSUANCE OF FIRST BUILDING PERMIT

(All of the following fees shall be paid with the issuance of the first permit for phased permits.)

- 1 Building Permit Fee. (Plumbing, Electrical & Mechanical permits may be taken out by the General Contractor or by the subs. These permits may not be divided into phases. The entire sewer connection fee shall be paid with the plumbing permit.)
- 2 S.M.I.P and Building Standards Commission Fees
- 3 Microfiche Fee
- 4 Bay/Shellmound Contingent Assessment (N.A for residential projects)
- 5 School District Facilities Impact Fee
- 6 General Plan Maintenance and Technology Fees
- 7 Art in Public Places: For residential projects exceeding 19 units 0.5% of the project valuation is required for Art in Public Places.
- 8 Development Impact Fees (including Traffic Impact, Affordable Housing and Park & Rec)
- 9 Business Licenses: City of Emeryville Business Licenses are required from the contractor.

PRIOR TO OCCUPANCY OF THE BUILDING AND RELEASE OF THE FINAL UTILITY METER:

- 1 If public art is to be installed it shall be in place.
- 2 Any and all outstanding fees; including charges for review of changes to approved plans or increased fees due to increased project valuation.
- 3 Final business license fees will be calculated by the finance department for all projects with a valuation in excess of 1,000,000.00 (one million) dollars. These fees must be paid prior to building occupancy.

VALUATION CALCULATIONS:

Type of Const.	Use	Number of Floors	Gross Floor Area	Square Foot Cost	Sprinklers + \$5.04	Air Cond. + 8.14/6.79	Modifier x 1.00	Story > 3, +5% ea.	Total Valuation
			(sq.ft.)	(\$)	\$5.04	\$6.79	1	(\$)	(\$)
VB	Garage	3	500	\$ 47.12	\$ 52.16	\$ 52.16	\$52.16	\$ 52.16	\$ 26,080.00
VB	Condos	3	4,969	\$ 179.19	\$ 184.23	\$ 191.02	\$191.02	\$ 191.02	\$ 949,178.38
				\$ 210.84	\$ 215.88	\$ 222.67	\$222.67	\$ 222.67	\$ -
				\$ 206.21	\$ 211.25	\$ 218.04	\$218.04	\$ 218.04	\$ -
				\$ 158.32	\$ 163.36	\$ 170.15	\$170.15	\$ 170.15	\$ -
Totals		3	5,469						\$ 975,258.38
Exist. Bldg. Adjustment - 80% (No credit for existing sprinklers or HVAC)									
	W'House				\$ 2.40	\$ 2.40	\$ 2.40		\$ -
T.I. ONLY Adjustment * 20%									
				\$ -	\$ 1.01	\$ 2.37	\$ 2.67		\$ -
DECLARED VALUATION									\$ 1,250,000.00
								TOTAL	\$ 1,250,000.00

BUILDING PERMIT FEE CALCULATIONS: (Valuation is the replacement cost of the project once it is completed.) Grading, Demolition and Fire Sprinkler Permits are calculated in the same way except that the contract price may be used instead of the valuation.			
TOTAL VALUATION	\$ 1,250,000.00		
VALUATION BASIS	AMOUNT	PERCENTAGE	TOTAL
\$ 1.00 - \$ 50,000.00	\$ 50,000.00	0.80%	\$ 400.00
\$ 50,000.00 - \$ 250,000.00	\$ 200,000.00	0.80%	\$ 1,600.00
Over \$ 250,000.00	\$ 1,000,000.00	0.80%	\$ 8,000.00
BUILDING PERMIT FEE:			\$ 10,000.00

SPRINKLER PERMIT FEE CALCULATIONS: Valuation is the replacement cost of the project once it is completed. fire Sprinkler Permits are calculated in the same way except that the contract price may be used instead of the valuation.			
TOTAL VALUATION	\$ 27,563.76		
VALUATION BASIS	AMOUNT	PERCENTAGE	TOTAL
\$ 1.00 - \$ 50,000.00	\$ 27,563.76	1.00%	\$ 275.64
\$ 50,000.00 - \$ 250,000.00	\$ -	0.75%	\$ -
Over \$ 250,000.00	\$ -	0.50%	\$ -
SPRINKLER PERMIT FEE:			\$ 275.64
SPRINKLER PLAN CHECK FEE:			\$ 179.16
TOTAL FEE:			\$ 454.80

EMERY UNIFIED SCHOOL FACILITIES DEVELOPMENT FEE CALCULATION: (D78)			
TYPE OF PROJECT	AREA	FEE/SQ.FT.	TOTAL FEE
Commercial		\$ 0.47	\$ -
Live/work		\$ 1.72	\$ -
*Residential - Emeryville Only	4,969	\$ 2.97	\$ 14,757.93
Existing Building Credit	1,401	\$ 2.97	\$ (4,160.97)
Low Income Housing Credit			\$ -
SCHOOL DISTRICT FEE:			\$ 10,596.96

(School fees reflect the new fees effective May 29, 2007)

School Facilities Development Fees are due and payable at the Building Division at the time of issuance of the first building permit for the project. An applicant who believes the fee is not justified shall pay the fee and appeal directly to the Emery School District.

Construction Sign - Minimum 3" letters

XYZ PROJECT
ACE DEVELOPMENT COMPANY
Approved Construction Hours:
7am to 6pm
(Pile Driving 8am to 5pm)
Monday through Friday
Contractor: Acme Construction
123-456-7890
For complaints or concerns call
Joe Smith at 098-765-4321

3 feet

4 feet



SECTION 31

WATER EFFICIENCY REQUIREMENTS

These regulations identify the types of water efficiency requirements for water service and the procedure for notification to Applicants that water efficiency measures are required.

A. DETERMINATION OF FEASIBILITY OF WATER EFFICIENCY MEASURES

The District will review applications for new standard services and determine the applicability of, and compliance with, water-efficiency requirements. Applicants for expanded service may be required to retrofit existing water service facilities or uses to comply with these requirements. Applicant shall maintain design documents and construction and installation records and furnish a copy of said documents and records to the District upon request. The District may inspect the installation of water efficiency measures to verify that the items are installed and performing to the required water use levels. The Applicant or their representative may be present during any District inspection.

B. WATER EFFICIENCY REQUIREMENTS FOR NEW DEVELOPMENT OR EXPANDED SERVICE

Water service shall not be furnished to any Applicant for new or expanded service unless all the applicable water-efficiency measures hereinafter described in this Section 31 are installed at Applicant expense.

C. RESIDENTIAL SERVICE

1. Indoor Water Use (All Applicants)

- a. Toilets shall be high-efficiency or dual flush models rated and (third party) tested at a maximum average flush volume of 1.28 gallons per flush (gpf) or a maximum of 1.1 and 1.6 gpf for a half and full flush respectively, and be certified as passing a 350 gram or higher flush test as established by the Uniform North American Requirements or other District-accepted third party testing entity. No flush or conversion devices of any other kind shall be accepted.
- b. Showerheads shall be individually plumbed and have a maximum rated flow of 2.5 gallons per minute or less and be limited to one showerhead per shower stall of 2,500 sq. inches in area or less. Installation of flow restrictors in existing showerheads does not satisfy this requirement.
- c. Lavatory faucets shall have aerators or laminar flow control devices (i.e. orifices) with a maximum rated flow of 1.5 gallons per minute or less.
- d. Kitchen faucets shall have aerators or laminar flow control devices (i.e. orifices) with a maximum rated flow of 2.2 gallons per minute or less.



SECTION 31

WATER EFFICIENCY REQUIREMENTS
(continued)

- e. Clothes washing machines shall be front loading horizontal axis or top loading models with both: (1) a water factor rating of 7.5; and (2) a maximum average water use of 7.5 gallons per cubic foot of laundry or less.

2. Outdoor Water Use

The provisions herein shall apply to all Applicants with more than two residential units.

a. Landscaping.

- i. Plans shall be submitted to the District for review and approval by District for compliance with these Regulations prior to planting. Landscaping shall be designed to be irrigated at no more than 80% of the reference evapotranspiration (the amount of water required to maintain a healthy landscape accounting for the evaporation of water from the soil surface and the transpiration of water through the plant foliage) for the irrigated area. Applicants with less than three residential units shall be required to complete a check list in lieu of a detailed landscaping plan.
- ii. Turf areas shall be limited to no more than 25% of the total irrigated area. Exceptions may be granted when using drought tolerant grasses. Turf is not permitted in areas or medians less than eight feet in width.
- iii. Non-turf areas. At least 80% of the plant selection shall be native or climate-appropriate low water use species and require minimal water once established. Up to 20% of the plants may be of a non-drought tolerant variety as long as they are appropriately grouped together and irrigated separately and efficiently.

b. Irrigation.

- i. Irrigation Efficiency. Irrigation systems shall be designed and installed to avoid overspray and runoff and be operated at no more than 80% of the reference evapotranspiration (the amount of water required to maintain a healthy landscape accounting for the evaporation of water from the soil surface and the transpiration of water through the plant foliage) for the irrigated area.
- ii. Automatic, self-adjusting irrigation controllers shall be required on all irrigation systems and shall automatically activate and deactivate the irrigation system based on changes in the weather. All automatic irrigation systems shall be equipped with a moisture sensor and/or rain sensor shutoffs. Applicants with less than three residential units are not required to install weather-based controllers.



SECTION 31

WATER EFFICIENCY REQUIREMENTS
(continued)

- iii. Sprinklers and spray heads shall not be permitted in areas less than eight feet wide. All sprinklers shall have matched precipitation rates within each control valve and circuit. Landscape design best practices shall include distribution uniformity, head-to-head spacing and setbacks from walkways and pavement.
- iv. Valves and circuits shall be separated (individual hydrozones) based on plant material and water use.
- v. Dedicated Irrigation Meter shall be required for irrigated landscaping of 5,000 square feet or more.
- c. Swimming Pools and Spas.
 - i. Covers shall be required for all pool and spa water features.

D. NONRESIDENTIAL SERVICE (including Residential Common Area)

1. Indoor Plumbing

- a. Toilets shall be high-efficiency or dual flush models rated and (third-party) tested at a maximum average flush volume of 1.28 gallons per flush (gpf) or a maximum of 1.1 and 1.6 gpf for a half and full flush respectively, and be certified as passing a 350 gram or higher flush test as established by the Uniform North American Requirements or other District-accepted third party testing entity. Pressure-assisted or flushometer type toilets shall be high-efficiency rated at a maximum 1.0 gpf. No flush or conversion devices of any other kind shall be accepted.
- b. Urinals shall have a maximum rated flow of 0.5 gpf or less, or be zero water consumption urinals.
- c. Showerheads shall be individually plumbed and have a maximum rated flow of 2.5 gallons per minute or less, and be limited to one showerhead per shower stall of 2,500 sq. inches in area or less. Installation of flow restrictors in existing showerheads does not satisfy this requirement.
- d. Lavatory faucets shall have aerators or laminar flow control devices (i.e. orifices) with a maximum rated flow of 1.5 gallons per minute or less.



SECTION 31

WATER EFFICIENCY REQUIREMENTS (continued)

- e. Kitchen faucets shall have aerators or laminar flow control devices (i.e. orifices) with a maximum rated flow of 2.2 gallons per minute or less.
- f. Laundry washing machines shall be front loading horizontal axis or top loading models with both: (1) a water factor rating of 7.5; and (2) a maximum average water use of 7.5 gallons per cubic foot of laundry or less.
- g. Cooling towers not utilizing recycled water shall be equipped with recirculating systems and operate at a minimum of five (5) cycles of concentration. Newly constructed cooling towers shall be operated with conductivity controllers, as well as make up and blowdown meters.
- h. Food steamers in all food service facilities shall be boiler less or self-contained models where applicable.
- i. Ice machines shall be air-cooled or use no more than 25 gallons of water per 100 pounds of ice and shall be equipped with a recirculating cooling unit.
- j. Commercial refrigeration shall be air-cooled or if water-cooled, must have a closed looped system. No once through, single pass systems are permitted.
- k. Pre-Rinse Dishwashing Spray Valves shall have a maximum rated flow of 1.6 gpm or less.
- l. Vehicle wash facilities shall reuse a minimum of 50% of water from previous vehicle rinses in subsequent washes.

2. Outdoor Water Use

- a. Landscaping.
 - i. Plans shall be submitted to the District for review and approval by District for compliance with these Regulations prior to planting. Landscaping shall be designed to be irrigated at no more than 80% of the reference evapotranspiration (the amount of water required to maintain a healthy landscape accounting for the evaporation of water from the soil surface and the transpiration of water through the plant foliage) for the irrigated area.
 - ii. Turf areas shall be limited to no more than 25% of the total irrigated area. Exceptions may be granted when using drought tolerant grasses. Turf is not permitted in areas or medians less than eight feet in width.



SECTION 31

WATER EFFICIENCY REQUIREMENTS (continued)

- iii. Non turf areas. At least 80% of the plant selection shall be native or climate-appropriate low water use species and require minimal water once established. Up to 20% of the plants may be of a non-drought tolerant variety as long as they are appropriately grouped together and irrigated separately and efficiently.
- b. Irrigation.
 - i. Irrigation Efficiency. Irrigation systems shall be designed and installed to avoid overspray and runoff and be operated at no more than 80% of the reference evapotranspiration (the amount of water required to maintain a healthy landscape accounting for the evaporation of water from the soil surface and the transpiration of water through the plant foliage) for the irrigated area.
 - ii. Automatic, self-adjusting irrigation controllers shall be required on all irrigation systems and shall automatically activate and deactivate the irrigation system based on changes in the weather. All automatic irrigation systems shall be equipped with a moisture sensor and/or rain sensor shutoffs.
 - iii. Sprinklers and spray heads shall not be permitted in areas less than eight feet wide. All sprinklers shall have matched precipitation rates within each control valve and circuit. Landscape design best practices shall include distribution uniformity, head-to-head spacing, and setbacks from walkways and pavement.
 - iv. Valves and circuits shall be separated (individual hydrozones) based on plant material and water use.
 - v. Dedicated Irrigation Meter shall be required for irrigated landscaping of 5,000 square feet or more.

E. PENALTIES/CONSEQUENCES

Failure of Applicant to conform to this Regulation and these water-efficiency requirements stated herein may result in:

1. A requirement to resubmit water service application and water-efficiency plan at Applicant's expense until District approves water service.
2. District's inability to release water meter(s) for installation and inability to activate account until water-efficiency plan is approved by District.

ATTACHMENT TO CONDITIONS OF APPROVAL
STORMWATER POLLUTION PREVENTION AND SOURCE CONTROL MEASURES
City of Emeryville
Revised 2/2016

A. Grading and Drainage

1. Plans shall incorporate appropriate site design measures to minimize impacts to water quality. These may include, but are not limited to, the following: (a) minimizing impervious surfaces, especially directly-connected impervious surfaces, (b) clustering buildings, (c) preserving quality open space, (3) maintaining and/or restoring riparian areas and wetlands and establishing vegetated buffer areas to minimize the volume of stormwater runoff and the pollutants in the stormwater. The City has adopted an Ordinance that addresses approved treatment measures and sizing criteria, available on the City's website. A permit application and design worksheets are also on the City's website, at <http://www.ci.emeryville.ca.us/335/Stormwater>. Plans shall include stormwater pollution prevention and control features as required by the City's current NPDES permit.
2. The City of Emeryville requires that treatment measures be constructed for applicable projects, as defined in section C.3.c. of the City's NPDES permit. These measures must incorporate, at a minimum, the hydraulic sizing criteria outlined in the Alameda County Clean Water Program's Technical Guidance Manual, available at <http://www.cleanwaterprogram.org/c3-guidance-table/item/c3-guidance-table.html>.
3. The design of any stormwater treatment measures must incorporate the treatment control design guidance for vector control included in Appendix G of the Technical Guidance Manual.
4. Access to treatment devices must be maintained. Design stormwater treatment devices to be easily and safely accessible without the need for special requirements (e.g., OSHA requirements for "confined spaces.") If utilizing covers, include in the design spring-loaded or light-weight access hatches that can be opened easily for inspection.
5. All on-site storm drain inlets shall be stenciled or labeled "No Dumping! Flows to Bay" or equivalent, using methods approved by the City.
6. Construction access routes shall be limited to those approved by the City Engineer and shall be shown on the approved grading plan.
7. Prior to the commencement of any clearing, grading, and/or excavation resulting in a land disturbance of one acre or more, the applicant shall submit the following documents to the City, both of which should be checked daily, especially around storm events, and updated as necessary. A daily log should be kept stating that BMPs have been checked and are effective. The necessary documents are:
 - a. A copy of the project's Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall contain the erosion, sediment and pollution control BMPs (some of which are described in

Section C of this document), and the BMPs shall be in place before any work begins, as appropriate for that phase of construction.

- b. Evidence to the City that a Notice of Intent (NOI) has been submitted to the State Water Resources Control board.
- 8. For projects involving clearing, grading or excavation resulting in disturbance of less than one acre of land, the applicant shall have in place erosion, sediment and pollution controls (described in Section C of this document) to the maximum extent practicable using the current standard BMPs as required by the City.

B. Site Plan and Source Control Measures

The site plan shall include the following items:

- 1. Stormwater Measures and Calculations as Defined in the Technical Guidance Manual
- 2. Refuse and Recycling Areas
 - a. New or redevelopment projects such as food service facilities, recycling facilities, multi-family residential complexes or similar facilities shall provide a roofed and enclosed area for waste, recycling, and compostables containers. The area shall be designed to prevent water run-on to the area and runoff from the area and to contain litter and trash, so that it is not dispersed by the wind or runoff during waste removal.
 - b. Any drains installed in or beneath dumpsters, compactors, and tallow bin areas serving food service facilities shall be connected to a grease removal device and/or treatment devices prior to discharging to the sanitary sewer. The applicant shall contact the local permitting authority and EBMUD for specific connection and discharge requirements.
 - c. Runoff from food service areas, recycling areas, and/or food compactor enclosures or similar facilities shall not discharge to the storm drain system.
- 3. Vehicle/Equipment and Commercial/Industrial Cleaning
 - a. Wastewater from vehicle and equipment washing operations shall not be discharged to the storm drain system.
 - b. Commercial/industrial facilities having vehicle/equipment cleaning needs and new residential complexes of 25 units or greater shall either provide a roofed, bermed area for washing activities or discourage vehicle/equipment washing by removing hose bibs (faucets) and installing signs prohibiting such uses. Vehicle/equipment washing areas shall be paved, designed to prevent run-on to or runoff from the area, and plumbed to drain to the sanitary sewer. A sign shall be posted indicating the location and allowed uses in the designated wash area. The applicant shall contact the local permitting authority and EBMUD for specific connection and discharge requirements.

- c. Commercial car wash facilities shall be designed and operated such that no runoff from the facility is discharged to the storm drain system. Wastewater from the facility shall discharge to the sanitary sewer. The applicant shall contact EBMUD for specific connection and discharge requirements.
4. Loading Docks
- a. Loading docks shall be graded to minimize run-on to and runoff from the loading area [and/or be covered]. Roof downspouts shall be positioned to direct stormwater away from the loading area. Stormwater runoff from loading dock areas shall be connected to a post-construction stormwater treatment measure prior to discharge to the storm drain system. The applicant shall contact the local permitting authority for specific connection and discharge requirements.
 - b. Door skirts between the trailers and the building shall be installed to prevent exposure of loading activities to rain, unless one of the following conditions apply:: the loading dock is covered, or the applicant demonstrates that rainfall will not result in an untreated discharge to the storm drain system.
5. Food Service Equipment Cleaning
- a. Food service facilities (including restaurants and grocery stores) shall have a cleaning area for floor mats, containers, and equipment which is connected to a grease interceptor prior to discharging to the sanitary sewer system. The cleaning area shall be large enough to clean the largest mat or piece of equipment to be cleaned. The cleaning area shall be indoors or in a roofed area outdoors; in either case it must be plumbed to the sanitary sewer. Outdoor cleaning areas shall be designed to prevent stormwater run-on from entering the sanitary sewer and to prevent stormwater run-off from carrying pollutants to the storm drain. Signs shall be posted indicating that all food service equipment washing activities shall be conducted in this area. The applicant shall contact EBMUD for specific connection and discharge requirements.
6. Outdoor Process Activities/Equipment
(Examples of businesses that may have outdoor process activities and equipment include machine shops and auto repair shops, and industries that have pretreatment facilities.)
- a. Process activities shall be performed either indoors or in roofed outdoor areas. If performed outdoors, the area shall be designed to prevent run-on to and runoff from the area with process activities.
 - b. Process equipment areas shall drain to the sanitary sewer system. The applicant shall contact EBMUD for specific connection and discharge requirements.
7. Fuel Dispensing Areas
- a. Fueling areas shall have impermeable surfaces (i.e., Portland cement concrete or equivalent smooth impervious surface) that are: a) graded at the minimum slope necessary to prevent

ponding; and b) separated from the rest of the site by a grade break that prevents run-on of stormwater to the maximum extent practicable.

- b. Fueling areas shall be covered by a canopy that extends a minimum of ten feet in each direction from each pump. Alternative: The fueling area must be roofed and the roof's minimum dimensions must be equal to or greater than the area within the grade break or fuel dispensing area which is defined as the area extending a minimum of 6.5 feet from the corner of each fuel dispenser or the length at which the hose and nozzle assembly may be operated plus a minimum of one foot, whichever is greater. The canopy or roof shall not drain onto the fueling area.

8. Pesticide/Fertilizer Application

- a. Landscapes and gardens should incorporate Bay-Friendly practices, as described at: <https://www.bayfriendlycoalition.org/BFRated-why.shtml>.
- b. Landscaping shall be designed to minimize irrigation and runoff, promote surface infiltration where appropriate, and minimize the use of fertilizers and pesticides that can contribute to stormwater pollution.
- c. Structures shall be designed to discourage the occurrence and entry of pests into buildings, thus minimizing the need for pesticides. For example, dumpster areas should be located away from occupied buildings, and building foundation vents shall be covered with screens.
- d. If a landscaping plan is required as part of a development project application, the plan shall meet the following conditions related to reduction of pesticide use on the project site:
 - i. Where feasible, landscaping shall be designed and operated to treat stormwater runoff by incorporating elements that collect, detain, and infiltrate runoff. Plants suitable for treatment areas are specified in Appendix B of the Technical Guidance document referenced above.
 - ii. Landscapes over 500 square feet in size must comply with the City's Water Efficient Landscape Ordinance (WELO) requirements, available at: <http://www.ci.emeryville.ca.us/documentcenter/view/1754>.
 - iii. Plant materials selected shall be appropriate to site specific characteristics such as soil type, topography, climate, amount and timing of sunlight, prevailing winds, rainfall, air movement, patterns of land use, ecological consistency and plant interactions to ensure successful establishment.
 - iv. Existing native trees, shrubs, and ground cover shall be retained and incorporated into the landscape plan to the maximum extent practicable.
 - v. Proper maintenance of landscaping, with minimal pesticide use, shall be the responsibility of the property owner.

- vi. Integrated pest management (IPM) principles and techniques shall be encouraged as part of the landscaping design. Examples of IPM principles and techniques include:
 - a. Select plants that are well adapted to soil conditions at the site.
 - b. Select plants that are well adapted to sun and shade conditions at the site.
Consider future conditions when plants reach maturity. Consider seasonal changes and time of day.
 - c. Provide irrigation appropriate to the water requirements of the selected plants.
 - d. Select pest- and disease-resistant plants.
 - e. Plant a diversity of species to prevent a potential pest infestation from affecting the entire landscaping plan.
 - f. Use “insectary” plants in the landscaping to attract and keep beneficial insects.

9. Interior Floor Drains

Interior floor drains shall be plumbed to the sanitary sewer system and shall not be connected to storm drains. The applicant shall contact the local permitting authority and EBMUD for specific connection and discharge requirements.

10. Parking Garages

Interior level parking garage floor drains shall be connected to the sanitary sewer system. The applicant shall contact the City of Emeryville and EBMUD for specific connection and discharge requirements.

11. Pool, Spa, and Fountain Discharges

- a. Pool (including swimming pools, hot tubs, spas and fountains) discharge drains shall not be connected directly to the storm drain or sanitary sewer system, unless the connection is specifically approved by EBMUD.
- b. Subject to local requirements, when draining is necessary, a hose or other temporary system shall be directed into a sanitary sewer clean out. The clean out shall be installed in a readily accessible area, example: within 10 feet of the pool. The applicant shall contact the local permitting authority and EBMUD for specific connection and discharge requirements.
- c. Subject to local requirements, swimming pool, spa and fountain water may be allowed to discharge to the storm drains if the water has been dechlorinated, the water is within ambient temperature, and no copper-based algae control products have been added to the water.
- e. If commercial and public swimming pool discharges are discharged to land where the water would not flow to a storm drain or to a surface water, the discharge may be subject to the requirements of the State Water Resources Control Board’s (SWRCB) Statewide General Waste Discharge Requirements (WDRs) for Discharges to Land with a Low Threat to Water Quality.

12. Outdoor Equipment/Materials Storage

- a. All outdoor equipment and materials storage areas shall be covered and bermed, or shall be designed with BMPs to limit the potential for runoff to contact pollutants
- b. Storage areas containing non-hazardous liquids shall be covered by a roof and drain to the sanitary sewer system, and be contained by berms, dikes, liners, vaults or similar spill containment devices. The applicant shall contact the local permitting authority and EBMUD for specific connection and discharge requirements.
- c. All on-site hazardous materials and wastes, as defined and/or regulated by the California Public Health Code and the local Certified Unified Program Agency (CUPA), (for Emeryville this is the Alameda County Environmental Health Department), must be used and managed in compliance with the applicable CUPA program regulations and the facility hazardous materials management plan approved by the CUPA authority.

13. Vehicle/Equipment Repair and Maintenance

- a. Vehicle/equipment repair and maintenance shall be performed in a designated area indoors, or if such services must be performed outdoors, in an area designed to prevent the run-on and runoff of stormwater.
- b. Secondary containment shall be provided for exterior work areas where motor oil, brake fluid, gasoline, diesel fuel, radiator fluid, acid-containing batteries or other hazardous materials or hazardous wastes are used or stored. Drains shall not be installed within the secondary containment areas.
- c. Vehicle service facilities shall not contain floor drains [unless the floor drains are connected to wastewater pretreatment systems prior to discharge to the sanitary sewer, for which an industrial waste discharge permit has been obtained. The applicant shall contact the local permitting authority and EBMUD for specific connection and discharge requirements.]
- d. Tanks, containers or sinks used for parts cleaning or rinsing shall not be connected to the storm drain system. Tanks, containers or sinks used for such purposes may only be connected to the sanitary sewer system if allowed by an industrial waste discharge permit. The applicant shall contact the local permitting authority and EBMUD for specific connection and discharge requirements.

14. Fire Sprinkler Test Water

Fire sprinkler test water shall be drained to the sanitary sewer system (with approval from the local permitting authority [and/or sanitary district with jurisdiction]) or drain to landscaped areas where feasible. [In the event that the sanitary district does not approve the connection and drainage to landscaped areas is infeasible, the applicant may propose an alternative method of providing for drainage of fire sprinkler test water, such as by filtering and dechlorinating the water prior to discharge to a storm drain, subject to approval by RWQCB staff.]

15. Miscellaneous Drain or Wash Water

- a. Boiler drain lines shall be directly or indirectly connected to the sanitary sewer system and may not discharge to the storm drain system. The applicant shall contact the local permitting authority and EBMUD for specific connection and discharge requirements.
- b. For small air conditioning units, air conditioning condensate should be directed to landscaped areas as a minimum BMP. For large air conditioning units, in new developments or significant redevelopments, the preferred alternatives are for condensate lines to be directed to landscaped areas, or alternatively connected to the sanitary sewer system after obtaining permission from the sanitary sewer's owner. As with smaller units, any anti-algal or descaling agents must be properly disposed of. Air conditioning condensate lines may discharge to the storm drain system provided they are not a source of pollutants.
- c. Roof drains shall discharge and drain away from the building foundation to an unpaved area wherever practicable.
- d. Most washing and/or steam cleaning must be done at an appropriately equipped facility that drains to the sanitary sewer. Any outdoor washing or pressure washing must be managed in such a way that there is no discharge of soaps or other pollutants to the storm drain. The applicant shall contact the local permitting authority and EBMUD for specific connection and discharge requirements. These conditions shall be required for automotive related businesses.

C. Construction Practices

Construction workers shall:

1. Maintain and replace filter materials as necessary to ensure effectiveness and prevent flooding. Dispose of filter particles in the trash.
2. Broom-sweep the sidewalk and street adjoining the site daily, scraping off caked-on mud and dirt.
3. Minimize removal of natural vegetation or ground cover, and replant as soon as possible.
4. Stabilize all cut and fill slopes as soon as possible after grading is completed.
5. Ensure that concrete, gunite and plaster supply trucks and operations do not discharge wash water into street gutters or drains.
6. Create and use a contained, covered area on the site for storing bags of cement, paints, flammables, oils, fertilizers, pesticides and any other materials used on the project site that could be discharged to the storm drain system by wind or a spill.

7. Place tarps on the ground to collect fallen debris or splatters that could contribute to stormwater pollution.
8. Gather all construction debris daily and place it in a container which is emptied or removed weekly.
9. Never clean machinery, tools, brushes, etc. or rinse containers into a street, gutter, storm drain or stream.
10. For projects with on-site storm drain inlets, clean all inlets immediately prior to the rainy season (October 1), and as required by the City Engineer.
11. Install straw wattles, berms, check dams as appropriate to contain and/or filter stormwater and the sediments from the site.
12. Hydroseed or cover exposed soil with compost, tarps, loose straw or mats to reduce erosion and sediment suspension in stormwater.
13. Check all on-site machinery and vehicles for oil, fuel and other machine fluid leaks on a daily basis, and fix machinery as necessary and/or capture all leaked fluids.

D. Post-Occupancy Maintenance and Operational BMPs

This section describes operational best management practices (BMPs) that rely on private property owners to implement following construction of projects.

1. Operation, Maintenance and Inspection of Stormwater Treatment Measures
 - a. For commercial and industrial projects and residential projects with stormwater treatment measures, before the City issues the Certificate of Occupancy, the applicant must submit an Operations and Maintenance Agreement. This Agreement shall be executed and recorded with the County Recorder's Office of the County of Alameda. The property owner must submit five required Exhibits to the Agreement:
 - i. A legal description of the property
 - ii. A legible, recordable, reduced-scale (8.5"x11") copy of the site plan indicating treatment measures' locations and site drainage patterns
 - iii. A maintenance plan, including specific long-term maintenance tasks and schedule
 - iv. A standard Treatment Measure Operation and Maintenance Inspection Report form (template to be provided by the City), and
 - v. Checklists appropriate to the type of treatment measure(s) that will be used on the property (to be provided by the City)
 - b. All commercial and industrial projects, and all projects with an Operations and Maintenance Agreement, must allow and facilitate inspections of the stormwater treatment measures by the City or its agent.

- c. In addition, all projects must adhere to the following practices.

2. Paved Sidewalks and Parking Lots

Sidewalks and parking lots shall be swept regularly to minimize the accumulation of litter and debris. Debris resulting from pressure washing shall be trapped and collected to prevent entry into the storm drain system. Washwater containing any soap, cleaning agent or degreaser shall not be discharged to the storm drain and shall be collected and discharged to the sanitary sewer. The applicant shall contact the local permitting authority and EBMUD for specific connection and discharge requirements.

3. Private Streets, Utilities and Common Areas

- a. The owner of private streets and storm drains shall prepare and implement a plan for street sweeping of paved private roads, installation of full trash capture devices in and cleaning of all storm drain inlets.
- b. For residential developments, where other maintenance mechanisms are not applicable or otherwise in place, a property owners' association, architectural committee, maintenance assessment district, special assessment district, or similar arrangement shall be created and shall be responsible for maintaining all private streets and private utilities and other privately owned common areas and facilities on the site including landscaping. These maintenance responsibilities shall include implementing and maintaining stormwater BMPs associated with improvements and landscaping and will include the maintenance responsibilities described in the maintenance plan, which is included as an attachment to the stormwater treatment measure O&M agreement for the subject property.

4. On-site Storm Drains

- a. All on-site storm drains must be cleaned at least once a year immediately prior to the rainy season and as required by the City Engineer.
- b. All on-site storm drains shall be equipped with City-approved full trash capture devices unless the City Engineer agrees that such controls are infeasible for one or more inlets. These must be maintained according to the requirements in the Municipal Regional NPDES Permit (http://www.swrcb.ca.gov/sanfranciscobay/water_issues/programs/stormwater/Municipal/R2-2015-0049.pdf), and records of their inspections and maintenance must be made available to the City upon request.

5. Vehicle/Equipment Repair and Maintenance

- a. No person shall dispose of, nor permit the disposal, directly or indirectly, of vehicle fluids, hazardous materials, or rinsewater from parts cleaning operations into storm drains.
- b. No vehicle fluid removal shall be performed outside a building, nor on asphalt or ground surfaces, whether inside or outside a building, except in such a manner as to ensure that any

spilled fluid will be in an area of secondary containment. Leaking vehicle fluids shall be contained or drained from the vehicle immediately.

- c. No person shall leave unattended drip pans or other open containers containing vehicle fluid, unless such containers are in use or in an area that cannot discharge to the storm drain, such as an area with secondary containment.

6. Fueling Areas

The property owner shall dry-sweep the fueling area and spot clean leaks and drips routinely. Fueling areas shall not be washed down with water unless the wash water is collected and disposed of properly (i.e., not in the storm drain).

7. Loading Docks

The property owner shall ensure that BMPs are implemented to prevent potential stormwater pollution. These BMPs shall include, but are not limited to, a regular program of sweeping, litter control and spill clean-up.

8. Outdoor Storage Areas

Manage outdoor storage to minimize stormwater contact with pollutants, covering stored materials as required by the City Engineer.