

APPROVED	
CITY OF EMERYVILLE PLANNING DEPARTMENT	
<i>Charles S. Byrum</i> (Signature)	<i>12/14/17</i> (Date)
<i>Community Development Director</i> (Title)	
FDP17-002 File # (if any)	

CONDITIONS OF APPROVAL

**Sherwin Williams Public Park and Open Space
Final Development Plan (FDP17-002)
Exhibit A. Conditions of Approval
December 14, 2017**

Planned Unit Development/Preliminary Development Plan (PUD 13-001) ("PDP"), Conditions of Approval dated November 1, 2016 attached as an exhibit to Ordinance No. 16-006 and Vesting Tentative Map 8357 (SUBDIV16-002) ("VTM") Conditions of Approval dated May 25, 2017, apply to FDP17-002 in addition to conditions outlined below. In the event of any inconsistencies between the Conditions of Approval for the PDP and the VTM and the conditions set forth below, the Community Development Director shall determine which condition of approval shall take precedence.

I. COMPLIANCE WITH APPROVALS

A. **PROJECT APPROVALS.** The project shall be constructed and operated in accordance with the following actions by the Planning Commission and as modified by these conditions:

1. A Final Development Plan for public park, greenway and public open spaces within Sherwin Williams Planned Unit Development Property (defined below in Condition I.G).

Any additional uses or design modifications, including signs, will require a separate application and approval. No private development-related signs shall be permitted in the Public Park, Open Space or the Greenway. Public Park, Open Space and Greenway related signs may be approved by the Community Development Director as part of the grading/building permit application review. The terms Public Park, Open Space and Greenway are defined below in Condition I.D.

2. A Tree Removal Permit to allow removal of 2 street trees on Sherwin Avenue.

3. All streets within the Sherwin Williams Planned Unit Development Property and frontages of Horton Street and Sherwin Avenue shall be constructed in conformance with the Final Development Plan (FDP17-002) and with approved

VTM (SUBDIV16-002). Any inconsistencies between FDP17-002 and VTM shall be reconciled by the Community Development Director and the Public Works Director.

- 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 drawings entitled, “Sherwin Williams Public Park and Open Space Final Development Plan”, LMC, A Lennar Company sheets LP-001 to LP-032 dated December 7, 2017.
- C. APPROVAL EFFECTIVENESS AND DURATION. In the event Applicant undertakes no construction pursuant to the PDP or action under the VTM, then Applicant shall have no obligation under these conditions of approval. Otherwise, this permit shall be valid for the term of the PDP and the VTM.
- D. INSTALLATION AND MAINTENANCE OF IMPROVEMENTS. All improvements shall be installed in accordance with these approvals, as well as the Conditions of Approval for the PDP and VTM (if applicable). Once constructed or installed, all improvements shall be maintained by the Applicant or the Master Association required to be formed pursuant to VTM Condition of Approval III.A.4.h (p. 16). Pursuant to PDP Condition of Approval II.K (p. 16) and VTM Condition of Approval III.D.4 (p. 21), prior to building permit issuance for the Property (defined below in Condition I.G), the parties shall enter into an operation and maintenance agreement for the Public Park, Open Space and Greenway to be approved by the City Council. The term “**Public Park**” refers to the area and improvements depicted on sheets LP-008 to LP-10 of the Approved Plans, and includes, but is not limited to the community garden, bathroom, tot lot, basketball court, and art. The term “**Greenway**” refers to the area and improvements depicted as the Greenway on sheet LP-011 of the Approved Plans. The term “**Open Space**” refers to all areas and improvements excluding Public Park Greenway as depicted on the Approved Plans. Minor changes to installations may be approved by the Community Development Director and Public Works 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 the Property (as defined in I.G) 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 constitute breach of the Park and Open Space Improvement Agreement entered into between the City and Applicant, and required by Condition II.D.2 (below) and VTM Condition of Approval III.A.3.h (p. 9) and allow for the City to exercise its right to cure the breach as provided for in the Park and Open Space Improvement Agreement. The City may also exercise any other remedies allowed at law or equity for Applicant’s failure to comply with these Conditions of Approval.

- G. APPLICATION TO SUCCESSORS IN INTEREST. These Conditions of Approval shall apply to any successor in interest in the Property. The term “**Property**” herein refers to the entire site subject to the PDP and includes the City-owned parcel (APN 049-1041-026-16), referred to herein as “**City Parcel**” unless otherwise specifically excluded. 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 GRADING/BUILDING PERMIT

1. 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 Planning Commission. 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 grading/building permit, the Building Official shall confirm that all applicable fees due at the issuance of a grading/building permit have been paid. **[Building]**

2. Cost Recovery Planning Fees. Prior to the issuance of a grading/building permit, the Community Development Director shall confirm that all cost recovery planning fees have been paid to date. **[Planning]**

C. PRIOR TO THE FINAL INSPECTION OF GRADING/BUILDING PERMIT FOR PARK, OPEN SPACE AND GREENWAY

1. Fees, Dedications and Exactions. Prior to the finalization of grading/building permit, the Building Official shall confirm that all applicable fees due at the finalization of grading/building permit have been paid. **[Building]**
2. Cost Recovery Planning Fees. Prior to the finalization of grading/building permit, the Community Development Director shall confirm that all cost recovery planning fees have been paid in full. **[Planning]**

D. PRIOR TO THE ISSUANCE OF ANY GRADING/BUILDING PERMIT TO THE APPLICANT FOR THE PROPERTY SUBJECT TO THE PDP:

1. Dedications. Prior to the issuance of any grading/building permit for the Property (excluding City Parcel), Applicant shall irrevocably offer for dedication public easements in a form approved by the City Attorney for all Open Space, Greenway and Public Park areas as depicted on the Approved Plans, which includes, but is not limited to: a 20 foot wide public access easement connecting Lot 1 to Parcel B as depicted in the

VTM, an easement through Lot 1 from Horton Street to the aforementioned public access easement connecting Lot 1 to Parcel B the width of the pass-through in the building located on Lot 1 as depicted in the VTM, a 20 foot wide public access easement connecting the City Parcel to the Horton Landing Park site north of the Property, and easements for public access/open space purposes across Parcels C, D and E as depicted in the VTM.

An easement on Parcel B as depicted in the VTM shall be dedicated to the City for public park and open space purposes in accordance with Condition of Approval III.A.3.h of the VTM (p. 9) in a form approved by the City Attorney. The easement shall allow for temporary construction staging and temporary parking by the Applicant for no more than five years from the date the Offer of Dedication is made. **[City Attorney/Public Works]**

2. Prior to the issuance of any grading/building permit to the applicant for the Property, the Applicant shall enter into a Park and Open Space Improvement Agreement with the City to obtain all applicable approvals for design and ensure the faithful performance of the design, construction, installation and inspection of the Public Park, the Greenway and the improvements along Sherwin Avenue and Horton Street as required by VTM Condition of Approval III.A.3.b, secured by good and sufficient payment, performance, and one (1) year warranty bonds or cash deposit adequate to cover all of the costs, inspections and administrative expenses of completing such improvements in the event of a default. The value of the bonds or cash deposit shall include 150% of the cost of construction based on prevailing wage rates. The value of the warranty bond or cash deposit shall be equivalent to 10% of the value of the performance security. The Park and Open Space Improvement Agreement shall provide for security to be released in portions as work is completed and accepted. The Park and Open Space Improvement Agreement shall provide that if more than two years lapse from the date of issuance of a temporary certificate of occupancy for any building on Lots 2, 3, 4 or 5 as depicted in the VTM without the issuance a building permit for a subsequent building, the Developer shall be obligated to begin construction of the park within 180 calendar days upon notice from the Public Works Director to proceed with construction of the park. The balance of the security shall be released upon the settlement of all claims and obligations for which the security was given. The Park and Open Space Improvement Agreement may be approved by the City Manager as recommended by the City Engineer and approved as to form by the City Attorney pursuant to Emeryville Municipal Code Section 9-6.603. Among other requirements, the Park and Open Space Improvement Agreement shall require Applicant to make an initial deposit of \$25,000 with the City

to cover actual costs of Public Works Plan Check on a cost recovery basis. The Park and Open Space Improvement Agreement shall also require the Applicant to make an initial deposit of \$25,000 with the City to cover the actual cost of Public Works Inspections on a cost recovery basis. The Applicant shall be responsible to maintain a sufficient balance of funds in the cost recovery accounts for the plan check and public works inspections services. If funds are not received within 30 days of invoicing by the City, the City may stop said services until payment has been received.

Prior to the issuance of any grading/building permit for the Property (excluding City Parcel), the City Engineer shall approve the plans and specifications for the Public Park, Greenway and Open Space for the improvements in the Approved Plans ("**Approved Plans**"). The Applicant shall construct the Public Park, Greenway and Open Space in accordance with the Approved Plans.

4. Parking Deed Restriction. Prior to the issuance of any grading/building permit for the Property, applicant shall record a parking deed restriction as required by Condition of Approval Number III. B of the Planned Unit Development/Preliminary Development Plan (PUD13-001)

III. BUILDING AND CONSTRUCTION REQUIREMENTS

A. PRIOR TO ISSUANCE OF A GRADING/BUILDING PERMIT FOR THE PUBLIC PARK AND GREENWAY

1. Plans. Prior to the issuance of a grading/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. Lot area in square feet.
 - e. Total number of bicycle parking spaces
 - f. 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).
 - g. 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.)
2. Compliance with Applicable Codes. Prior to the issuance of a grading/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 Seismic Zone 4, and Title 24 energy conservation and disabled access requirements. **[Building]**

3. Utility Service. Prior to the issuance of a grading/building permit, the Building Official shall confirm that the building permit plans, specifications and information include detailed plans for providing water, electrical, gas, telephone, sewer, 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. **[Public Works]**
4. Traffic and Parking Management Plan during Construction. Prior to issuance of a grading/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 that minimizes use of public on-street parking in the vicinity of the project, 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 grading/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.B.1.c.

The sign shall be posted at the time of placing temporary fencing and start of construction activity, and shall remain in place until temporary fencing is removed. At least one sign shall be placed along each public street frontage 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 grading/building permit, Applicant shall install temporary construction fence around the perimeter of the construction 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 grading/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 grading/building permit, the Applicant shall submit to the Community Development Director confirmation that: (1) the State of California Department of Toxic Substances Control (DTSC) has determined that the Property (excluding City Property) will be acceptable for its proposed purpose, following the successful implementation of the DTSC approved Implementation Plan Memorandum of the Soil Management Plan (IMP), Health and Safety Plan or similar documents requested by DTSC for redevelopment of the property that is subject of the permit (the "Environmental Plan"); (2) the City has approved the Environmental Plan; (3) the Community Development Director and Public Works Director have received copies of the Environmental Plan; and (4) the Applicant shall comply with all provisions of such approved remedial documents. **[Planning and Public Works]**
9. Archaeological Resources. Archaeological monitoring shall be conducted for construction-related ground disturbance. Project ground disturbance shall cease within 25 feet of an archaeological discovery or discovery of human remains. The archaeological deposit shall be evaluated in accordance with an Archaeological Monitoring and Evaluation Plan (AMEP) prepared and implemented for the project. The purpose of the AMEP is to ensure that significant archaeological deposits discovered during construction are identified, evaluated, and appropriately treated through the use of a pre-established research design and field evaluation strategy, consistent with the requirements of CEQA Guidelines §15126.4 (b)(3)(C). The AMEP shall be approved by the City well in advance of construction, and its implementation shall be made a condition of the

issuance of a grading or building permit for the project. The AMEP shall be prepared by professionals who meet or exceed the Secretary of the Interior's Professional Qualifications Standards in archeology. The AMEP shall include a construction monitoring component and an evaluation component. The monitoring component of the AMEP shall describe the specific methods and procedures for archaeological monitoring, including the frequency of such monitoring and notification procedures in the event archaeological deposits are identified. The evaluation component of the AMEP would guide fieldwork if archaeological resources or human remains are identified during monitoring. The purpose of this component is to establish the procedures and methods to evaluate the significance of discoveries made during archaeological monitoring, as well as the recovery and analysis of significant discoveries. The treatment of human remains during the evaluation process shall be addressed, including the respectful treatment of such remains in consultation with appropriate descendant communities.

- B. DURING 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, Community Development 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.A.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. Mud, dirt and construction debris shall not be permitted in the public right-of-way. 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 shall be implemented including site-specific Best Management Practices (BMPs) that may include a combination of BMPs from:
 - a. Caltrans Stormwater Quality Handbooks, Construction Site Best Management Practice Manual. This manual is available online at: http://www.dot.ca.gov/hq/construc/stormwater/BMP_Field_Master_FullSize_Final-Jan03.pdf
 - b. The CASQA BMP Handbook, Construction, latest version (requires a subscription to CASQA)
 - c. New BMPs available since the release of these handbooks, and
 - d. Other BMPs shown to provide equivalent protection.
5. Archeological Resources.
 - a. Should paleontological resources be encountered during project subsurface construction activities, all ground-disturbing activities within 25 feet shall be stopped and a qualified paleontologist contacted to assess the situation, consult with agencies as appropriate, and make recommendations for the treatment of the

discovery. If found to be significant, and project activities cannot avoid the paleontological resources, adverse effects to paleontological resources shall be mitigated. Mitigation may include monitoring, recording the fossil locality, data recovery and analysis, a final report, and accessioning the fossil material and technical report to a paleontological repository. Public educational outreach may also be appropriate. Upon completion of the assessment, a report documenting methods, findings, and recommendations shall be prepared and submitted to the City for review, and, if paleontological materials are recovered, a paleontological repository, such as the University of California Museum of Paleontology. The applicant shall inform its contractor(s) of the sensitivity of the project area for paleontological resources and shall include the following directive in the appropriate contract documents. The City shall verify that the following directive is included in the appropriate contract documents: "The subsurface of the construction site may be sensitive for paleontological resources. If paleontological resources are encountered during project subsurface construction, all ground-disturbing activities within 25 feet shall be redirected and a qualified paleontologist contacted to assess the situation, consult with agencies as appropriate, and make recommendations for the treatment of the discovery. Project personnel shall not collect or move any paleontological materials. Paleontological resources include fossil plants and animals, and such trace fossil evidence of past life as animal tracks."

- b. The treatment of human remains and of associated or unassociated funerary objects discovered during project ground disturbance shall comply with applicable State laws. This shall include immediate notification of the County Coroner, and in the event of the Coroner's determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (Public Resources Code Section 5097.98). The archeological consultant, project sponsor, and MLD shall make all reasonable efforts to develop an agreement for the treatment of, with appropriate dignity, human remains and associated or unassociated funerary objects (CEQA Guidelines Section 15064.5(d)). The agreement shall take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects.

IV. PUBLIC IMPROVEMENTS

A. PRIOR TO ISSUANCE OF ANY GRADING/BUILDING PERMIT TO THE APPLICANT FOR THE PROPERTY

1. The Applicant shall be responsible for constructing the following Public Improvements throughout the Property in conformance with City of Emeryville Standards, the City of Emeryville Urban Forestry Ordinance, the Americans with Disabilities Act and implementing regulations, and the California accessibility regulations as shown on the Approved Plans and as required by the Conditions of Approval to the PDP and the VTM.

Prior to the issuance of any grading/building permit for the Property (excluding City Parcel), the Public Works Director shall confirm that detailed improvement plans and specifications have been prepared for:

- a. Constructing the improvements along Sherwin Avenue and Horton Street as required by VTM Condition of Approval III.A.3.b, which includes, but is not limited to, all new curb, gutter, and sidewalk on the Sherwin Avenue frontage and on Horton Street frontage in areas where existing driveways are no longer needed. All existing curb ramps abutting the Property 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. The Public Park and Greenway.
 - c. Installation of all landscaping and irrigation to meet Bay Friendly requirements. Installation of all 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.
 - d. Preparing and implementing a tree protection plan for all trees to remain within the Property, particularly street trees along Horton Street. The applicant shall post bond deposit in the amount equal to replacement value of all trees to be protected and shall be responsible for replacing any tree that dies during construction of the complete Sherwin Williams PUD/PDP project.
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. Underground Utility Lines. All new and existing on-site electrical and communication lines shall be placed underground, including the existing utility lines to Union Pacific Railroad (UPRR) support facility, which shall be placed underground subject to the approval of UPRR.

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

1. Encroachment Permit. Prior to 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% 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 Public Works Inspection fees associated with work within the City's right of way **[Public Works]**
2. Right of Entry. Prior to beginning any construction on the City Parcel, Applicant and City shall enter into a right of entry agreement, approved by the City Council. Applicant shall post the required security in the form of Performance and Payment Bonds. **[Public Works/City Attorney]**

C. PRIOR TO THE FINALIZATION OF THE GRADING/BUILDING PERMIT

1. Completion of Public Improvements. Prior to the issuance of a temporary certificate of occupancy for the last new residential building on the Property, all Public Improvements approved by this Final Development Plan, shall be accepted by the City and open to the public. In the event that more than two years lapse from the date of issuance of a temporary certificate of occupancy for any building on Lots 2, 3, 4 or 5 as depicted in the VTM, without the issuance of a building permit for a subsequent building, the Applicant shall be obligated to begin construction of the Public Improvements within 180 calendar days upon notice from the Public Works Director to proceed. 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. Operation and Maintenance Agreement. Prior to building permit issuance for the Property (excluding City Parcel), the parties shall enter into an operation and maintenance agreement for the Public Park, Greenway and Open Space to be approved by the City Council. The operation and maintenance agreement shall provide that the Public Park will be operated by the Community Services Department, as all other public parks. The operation and maintenance agreement shall also provide that open space adjacent to the arts center (depicted as Parcel E in the VTM) may be made available for the exclusive use of events occurring at the arts center. The operation and maintenance agreement shall also address Applicant's obligations as set forth above in Condition I.D.

V. DESIGN CONDITIONS AND SITE STANDARDS

A. PRIOR TO ISSUANCE OF A GRADING/BUILDING PERMIT TO THE APPLICANT FOR THE PROPERTY

1. Plant Palette. Prior to the issuance of a grading/building permit for the Property (excluding City Parcel), Applicant shall submit a detailed landscaping and irrigation plan for the Public Park, Greenway, and Open Spaces 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 as well as soil test reports. The final plant palette including size of the plants shall be approved by the Community Development Director on the advice of the City Arborist. **[Planning]**
2. Landscape Plan. The Applicant shall submit a landscape plan for the Public Park, Greenway and Open Spaces for approval by the Public Works Director that includes the recommended depth and the amount of new top soil and/or amended existing top soil for proposed trees and other plant materials.
3. Bay Friendly Requirements. Pursuant to Article 6 of Chapter 4 of Title 9 of the Emeryville Municipal Code, the Applicant shall install all

landscaping and irrigation to meet the Bay Friendly requirements. The Applicant shall apply and obtain Bay-Friendly certification for the Property by achieving a minimum score of 60.

4. Lighting Plan. Prior to the issuance of a grading/building permit to the applicant for the Property, Applicant shall provide a revised lighting plan and associated photometric study for the Public Park, Greenway and Open Spaces approval by the Community Development Director and the Public Works Director. If the photometric study shows inadequate lighting in any portion of the Public Park, Greenway or Open Spaces, additional lighting shall be added as determined by the Public Works Director and Community Development Director. Additional light(s) shall be added in the sculpture garden to the satisfaction of the Public Works Director. A light pole with a timer may be required near the basketball court if deemed necessary by the Public Works Director.
5. Electrical Outlets in Public Park and Plazas. Electrical outlets shall be required and shown on the building permit plans in for the Public Park and Open Spaces. The type of electrical outlets to be installed shall be to the satisfaction of the Public Works Director.
6. Site Amenities. All site amenities indicated on Sheet LP-22 to LP25 including the bike share station on Horton Street and Bike Fix-it shall be purchased and installed by the Applicant. In addition, a portion of the proposed bicycle racks shall be non-City standard “fun” type racks.
7. Interpretative Plaques. All information on the historical and informative interpretative plaques shall be developed in consultation with, reviewed and approved by the Community Development Director prior to issuance of any grading/building permit associated with the Public Park and Open Space FDP.
8. Greenway Fencing. The fence along the western perimeter of the project Property shall match the fence along the western side of the railroad adjacent to the Bay Street development. The fence details shall be shown on the building permit plans.
9. UPRR Transformer. The UPRR transformer within the proposed community garden shall be screened with growing vines and other similar vertical growing plants.
10. Recycled Water. Applicant shall submit an application to East Bay Municipal Utility District (EBMUD) for a new reclaimed water service for the Property. The Applicant shall be responsible to pay all required fees to EBMUD for the new reclaimed water service. The irrigation system for

the site shall be designed using purple piping to comply with the City and EBMUD's requirements. **[Planning]**

11. Trash, Recycling and Composting Facilities. At time of submittal of project plans for grading/building permit plan check comments, the Applicant shall submit a Trash, Recycling and Composting Plan for review and comment by the City. Prior to the issuance of a grading/building permit, the Community Development Director and Public Works Director shall confirm that all comments received by the City and all improvements necessary for the Trash, Recycling and Composting Plan are incorporated into the project plans.
 - a. Install City-approved public litter containers (see City Street Furniture Catalog) at intervals approved by the Public Works Director along public walkways and sidewalks.
 - b. Install City-approved public litter container(s) 10 feet from the entrance/exit of any food-generating or food-selling store or eating establishment.
 - c. On the privately owned street and other areas, install City-approved public litter containers as in (a) and (b) above.
 - d. Installation and maintenance of both private and public litter containers in all spaces will be the responsibility of the developer and property management.
 - e. Collection from public litter containers on public City-owned property will be conducted by the City's trash hauler. These cans must be installed in accessible locations for the hauler. Submit suggested can locations on a plan sheet to City staff, to be approved by both the hauler and City staff.
 - f. Collection from public litter containers on the private property street, or internal areas that are inaccessible by the hauler, will be the responsibility of the property management.
 - g. In public places where food may be present, install a clearly-signed combined 3-compartment trash-recycling-compost litter station.
 - h. Install at least one City-approved public 3 compartment litter container in picnic areas, one per 3 picnic tables.
 - i. Dedicate and identify one single page for your Trash Management Plan, showing can locations and types of cans, distance from and

location of parking for trash collection truck and using notes to indicate who is responsible for installation, collection and maintenance, as included above.

- j. Refer to attached Trash Management Plan guidelines for other details.
12. 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 finalization of the grading/building permit. **[Planning]**
13. Dog Waste Collection Bag Dispensers. The building permit plans shall include dog waste collection bag dispensers at locations specified by the Public Works Director.
14. Public Art.
- a. Prior to the issuance of a grading/building permit for the Property (excluding City Parcel), 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). This shall include a signed contract to commission or purchase art work; completion of the Public Art Requirement in Development Projects Form; submittal of sketches, renderings and site plan; artist scope of work in narrative; and artist's qualifications. Applicant shall install the artwork on the development site, and, at completion, shall provide high resolution photographs, and an artist statement. Alternatively, Applicant may pay 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 grading/building permit, payment of the in-lieu public art fee shall be required and will be repaid to Applicant only at such time the above-specified information is provided to City. **[Economic Development]**
 - b. Sculpture Garden. The Applicant may use Public Art fees assessed for Sherwin Williams Architecture Final Development Plan (FDP-17-001) towards the commissioning of multiple pieces of art to be configured as a sculpture garden on the Property (excluding City Parcel). All art work shall be both visually and physically accessible from all view points of the art and ADA accessible.

Final location of the art is subject to the Community Development Director's approval. **[Economic Development]**

- c. Public Art on City Property: In addition, subject to City Council approval, the Applicant may use no more than 25% of the Public Art fees assessed for the Sherwin Williams Architecture Final Development Permit (FDP-17-001) for an art work to be installed at the terminus of the pathway from Hubbard Street to the City Parcel provided that the Applicant satisfies the following conditions: 1) submittal to the Public Art Committee (PAC) for review, possible revision, and recommendation; and acceptance by the City Council on recommendation of the PAC, and 2) prior to issuance of a grading/ building permit for the Public Park, the applicant enters into an ongoing maintenance agreement regarding the installed art, consistent with the Art in Public Places Ordinance (Article 4 of Chapter 2 of Title 3 of the Emeryville Municipal Code) **[Economic Development]**

15. Basketball Court Orientation: Prior to the issuance of a grading/building permit the applicant shall revise the plans such that the proposed basketball half court shown on plans dated December 7, 2017 is rotated 90 degrees clockwise.

B. PRIOR TO THE FINAL INSPECTION OF THE GRADING/BUILDING PERMIT

- 1 Completion of Landscaping. Prior to the final inspection of the grading/building permit, the project landscape architect shall confirm to the Community Development Director that all Property landscaping is completed and in accordance with the final grading/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 and Public Works]**

C. ONGOING

1. Hours of Operation. The Public Park, and dog park (depicted as Dog Adventure Play Area on sheet LP-005 of the Approved Plans) shall maintain hours in accordance with Section 5-24.11 of the Municipal Code as it exists, and as it may be amended. Subject to Condition IV.D.2 above, all other Open Space and the Greenway shall remain open to the public at all times.
2. Bike Share and Bike Fixit Stations. All operation and maintenance costs of bike share station and Bike Fixit Station shall be the responsibility of the Applicant and

its successors. This includes, but is not limited to, replacing any missing or damaged tools, pumps and signage.

VI. STORMWATER

A. GENERAL.

1. Design, Construction, Operation, and Maintenance. The project shall be designed, constructed, operated and maintained in accordance with the City of Emeryville's attached "Stormwater Pollution Prevention and Source Control Measures" ("Stormwater Measures"). In addition, compliance with Emeryville's Stormwater Ordinance, <http://www.codepublishing.com/CA/Emeryville/#!/emeryville06/Emeryville0613.html#6-13>, along with, as applicable, the latest technical guidance manual available from the Alameda County Clean Water Program, https://cleanwaterprogram.org/images/uploads/C3_Technical_Guidance_v6_Oct_2017_FINAL.pdf are required.
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 finalization of grading/building permit 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 GRADING/BUILDING PERMIT TO THE APPLICANT FOR THE PROPERTY

1. Compliance with Stormwater Measures. At time of submittal of project plans for building permit plan check comments, the Applicant shall provide a separate C3 Stormwater Permit Packet and application to the Public Works Department for review and comment. Said Stormwater Permit shall be approved by the City prior to the issuance of a building permit. The project shall comply 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 City's Stormwater Measures document. 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 Property 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 City's Stormwater Measures document. **[Public Works]**
 3. All storm drain inlets within the project and/or construction boundaries must be equipped with a full trash capture device approved by the San Francisco Regional Water Quality Control Board and the Alameda County Mosquito Abatement District. These full trash capture devices shall be purchased, installed and maintained by the applicant and their successors, and shall stay in operation until or unless stricter requirements are put in place by the City. A list of approved devices can be found at https://www.waterboards.ca.gov/water_issues/programs/stormwater/docs/t_rash_implementation/al_certified_fcd.pdf.
 4. Site Plan. The site plan shall conform to Section B of the City's Stormwater Measures document. **[Public Works]**
- C. DURING CONSTRUCTION. Applicant and contractor shall comply with Section C of the City's Stormwater Measures document. **[Public Works]**
- D. PRIOR TO THE FINALIZATION OF GRADING/BUILDING PERMIT
1. Commitment to the Stormwater Pollution Prevention Practices. Prior to the finalization of grading/building permit, Applicant shall submit evidence of commitment to the stormwater pollution prevention practices, as detailed in Section D of City's Stormwater Measures document. **[Public Works]**
 2. Completion of Construction of Stormwater Treatment Systems. Prior to finalization of grading/building permit, the Public Works Director shall confirm that the stormwater treatment systems are properly installed and functioning. **[Public Works]**

Attachments:

- Fee Chart
- Construction Sign Prototype
- Trash Management Plan Guidelines
- Stormwater Pollution Prevention and Source Control Measures

PROJECT

1450 Sherwin Ave - Sherwin Williams Park Open S

PRELIMINARY FEE CALCULATIONS

Valuation

\$ 3,300,000.00

Print Date: November 30, 2017

SUMMARY OF ALL FEES	FEES	PAYMENT DATE	AMOUNT PAID	AMOUNT DUE	NOTES
Building Permit Fee	\$ 26,400.00			\$ 26,400.00	
Plan Review Fee	\$ 17,160.00			\$ 17,160.00	
Energy Review Fee	\$ 3,300.00			\$ 3,300.00	
Electrical Permit Fee	\$ 5,280.00			\$ 5,280.00	
Plumbing Permit Fee	\$ 4,752.00			\$ 4,752.00	
Mechanical Permit Fee	\$ -			\$ -	Assumed no Mechanical
S.M.I.P.	\$ 924.00			\$ 924.00	
Microfiche	\$ 264.00			\$ 264.00	
Fire Department Fees	\$ -			\$ -	
Fire Suppression Fees	\$ -			\$ -	
Sewer Connection Fees	\$ -			\$ -	TBD @\$265/trap
Bay-Shell-Mound Contingent Fees	\$ -			\$ -	
Transportation Facility Fees	\$ -			\$ -	N.A.
School Fees	\$ -			\$ -	
Art In Public Places	\$ -			\$ -	N.A. per Amber Evans 11/30/17
Technology Fee	\$ 3,300.00			\$ 3,300.00	
Building Standards Commission Fee	\$ 132.00			\$ 132.00	
General Plan Maintenance Fee	\$ 16,500.00			\$ 16,500.00	
Affordable Housing	\$ -			\$ -	N.A.
Park and Recreation	\$ -			\$ -	N.A.
TOTAL:	\$ 78,012.00		\$ -	\$ 78,012.00	78,012.00

FEES TO BE PAID AT PLAN CHECK SUBMITTAL:					
Plan Review Fee	\$ 17,160.00		\$ -	\$ 17,160.00	
Energy Review Fee	\$ 3,300.00		\$ -	\$ 3,300.00	
Other Fees	**				
Sub Total:	\$ 20,460.00		\$ -	\$ 20,460.00	

FEES TO BE PAID AT PERMIT ISSUANCE:					
Building Permit Fee	\$ 26,400.00		\$ -	\$ 26,400.00	
Electrical Permit Fee	\$ 5,280.00		\$ -	\$ 5,280.00	
Plumbing Permit Fee	\$ 4,752.00		\$ -	\$ 4,752.00	
Mechanical Permit Fee	\$ -		\$ -	\$ -	
S.M.I.P.	\$ 924.00		\$ -	\$ 924.00	
Microfiche	\$ 264.00		\$ -	\$ 264.00	
Fire Department Fees	\$ -		\$ -	\$ -	
Fire Suppression Fees	\$ -		\$ -	\$ -	Under separate permit
Sewer Connection Fees	\$ -		\$ -	\$ -	
Bay-Shell-Mound Contingent Fees	\$ -		\$ -	\$ -	
Transportation Facility Fees	\$ -		\$ -	\$ -	
School Fees	\$ -		\$ -	\$ -	
Art In Public Places	\$ -		\$ -	\$ -	
Technology Fee	\$ 3,300.00		\$ -	\$ 3,300.00	
Building Standards Commission Fee	\$ 132.00		\$ -	\$ 132.00	
General Plan Maintenance Fee	\$ 16,500.00		\$ -	\$ 16,500.00	
Affordable Housing	\$ -		\$ -	\$ -	
Park and Recreation	\$ -		\$ -	\$ -	
Sub Total:	\$ 57,552.00		\$ -	\$ 57,552.00	

Business License Fees	\$ 3,300.00				{Fees Calculated By Finance}
-----------------------	-------------	--	--	--	------------------------------

CITY OF EMERYVILLE CALCULATION OF BUILDING FEES:

PROJECT: 1450 Sherwin Ave - Sherwin Williams Park Open Sp. PRELIMINARY FEE CALCULATIONS
 DATE: November 30, 2017
 PREPARED BY: Courtney Barrett

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:			\$ 3,300,000.00
TYPE OF PERMIT OR FEE			AMOUNT
BUILDING PERMIT FEE (See calculation below)			\$ 26,400.00
PLAN REVIEW FEE (65% of Building Permit Fee / 50% for Residential <)			\$ 17,160.00
ENERGY CONSERVATION REVIEW FEE (12.5% of Building Permit Fee)			\$ 3,300.00
ELECTRICAL PERMIT FEE (20% of Building Permit Fee)			\$ 5,280.00
PLUMBING PERMIT FEE (18% of Building Permit Fee)			\$ 4,752.00
MECHANICAL PERMIT FEE (17% of Building Permit Fee)			\$ -
S.M.I.P. (Res. <= 3 story = 0.00013 or 0.00028 of the Valu.)			\$ 924.00
MICROFICHE	Valuation < \$ 100,000 = \$ 1.00/ Page.	# of Pages	
	Valuation > \$ 100,000 = 1% of Bldg. Permit F	Bldg.. Permit Fee * 1%	\$ 264.00
FIRE DEPARTMENT FEES (New Construction, T.I's - 35% of Building Permit Fee)			\$ -
FIRE SUPPRESSION FEES - Separate Submittal - (See calculation below)			\$ -
SEWER CONNECTION FEE * \$265.00 per Trap or \$1325.00 per Dwelling Unit	New traps - traps removed		\$ -
	Number of Dwelling Units		
BAY SHELLMOUND FEES			\$ -
TRANSPORTATION FACILITY FEE (effective July 1, 2016 - June 30, 2017)			\$ -
EMERY UNIFIED SCHOOL DISTRICT FACILITIES DEVELOPMENT FEE (See calculation below)			\$ -
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)			\$ 3,300.00
BUILDING STANDARDS COMMISSION FEE (\$ 1.00 per \$ 25k Valuation)			\$ 132.00
GENERAL PLAN MAINTENANCE FEE (Effective May 20, 2004 - 0.5% of Valuation)			\$ 16,500.00
AFFORDABLE HOUSING (effective July 1, 2016 - June 30, 2017)			\$ -
PARKS AND RECREATION (effective July 1, 2016 - June 30, 2017)			\$ -
TOTAL			\$ 78,012.00

* 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
- 3 Microfiche Fee
- 4 Bay/Shellmound Contingent Assessment
- 5 School District Facilities Impact Fee
- 6 General Contractor's Business License
- 7 Art in Public Places: For non-residential projects exceeding \$300,000 valuation 1% of the project valuation is required for Art in Public Places.
- 8 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 Traffic Impact Fee.
- 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.
- 4 If public art is to be installed it shall be in place.

VALUATION CALCULATIONS:

Type of Const.	Use	Number of Floors	Gross Floor Area	Square Foot Cost	Sprinklers + \$5.02	Air Cond. + 8.11/6.76	Modifier x 1.16	Story > 3, +5% ea.	Total Valuation
			(sq.ft.)	(\$)	\$5.02	\$8.11	1.16	(\$)	(\$)
N.A.	Park				\$ 5.02	\$ 8.11	\$ 8.11	\$ 8.11	\$ -
				\$ -	\$ 5.02	\$ 13.13	\$ 13.13	\$ 13.13	\$ -
					\$ 5.02	\$ 13.13	\$15.23	\$ 15.23	\$ -
Totals									\$ -
Exist. Bldg. Adjustment - 80% (No credit for existing sprinklers or HVAC)									
	W'House	3		\$ 53.10	\$ 55.50	\$ 55.50	\$62.72		\$ -
T.I. ONLY Adjustment * 20%									
				\$ -	\$ 1.00	\$ 2.63	\$ 2.97		\$ -
DECLARED VALUATION									\$ 3,300,000.00
							TOTAL		\$ 3,300,000.00

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		\$ 3,300,000.00		
VALUATION BASIS	AMOUNT	CENTAGE		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	\$ 3,050,000.00	0.80%	\$	24,400.00
BUILDING PERMIT FEE:			\$	26,400.00

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		\$ 2.97	\$ -
Existing Building Credit			\$ -
Low Income Housing Credit			\$ -
SCHOOL DISTRICT FEE:			\$ -

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

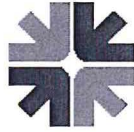
School Facilities Development Fees are due and payable at the Building Division at the time of issuance of the first building permit for the project. An applicant who believes the fee is not justified shall pay the fee and appeal directly to the Emery School District.

Construction Sign - Minimum 3" letters

3 feet

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

4 feet



Requirements for a Trash at New or Remodeled

CITY OF EMERYVILLE

Management Plan Projects

Please note: These requirements are based on City of Emeryville Municipal Code Section 9-4.704, for residential projects of 10 units or more, and non-residential projects of 10,000 square feet or more. In addition, for all projects, City Conditions of Approval, Alameda County Mandatory Recycling Ordinance 2012-01, the City and haulers' Franchise Agreement (references and link at end), and other considerations apply.

1. Your plan set must include a page(s) dedicated to your Trash Management Plan (TMP). The TMP page submitted for a building permit must match the TMP page approved by City Planning.
2. Confirm that the hauler can collect as shown on your TMP. Confirmation must be shown by email with the hauler and City staff.
3. Storage of trash bins is never permitted in the public right-of-way (PROW). Setting out of trash in the PROW is permitted under certain circumstances, if approved by City staff.
4. Label everything, including but not limited to the following on that page:
 - a) Any parking space designated for any trash collection truck must be 36' in length and 11 feet wide to accommodate the full length of the truck with loading forks deployed
 - b) If using public street parking spaces for trash collection truck parking, show signage and curb painted red, designed to reserve space for the collection truck .
 - c) A ramp, curb cut or driveway within 15 feet of front of truck to be used by hauler personnel for moving trash bins to and from the truck
 - d) Measurement of maximum distance of 50' from bin storage or staging location to the front of the truck
 - e) Lockable door or gate on an outside wall, within 15 feet of trash truck parking space, to an interior trash room, with locked door, where the hauler will access collection bins
 - f) Interior dimensions of trash room
 - g) Collection bins of adequate size for all 3 collection streams (trash, recycling & compost) inside the trash room(s). See *attached* bin size document. Contact Waste Management of Alameda County for help determining adequate bins and sizes for your project.
 - h) Disabled access, including the ability to open the tenant door to trash room
 - i) In public access spaces, such as retail show collection bins for customers for all 3 streams.
 - j) Ensure centralization and equal access to all collection stations and rooms wherever they are located.
 - k) Food-generating businesses must include food-scraps bins in convenient locations for employees and for customers (if bins are provided in customer area)
 - l) Paths of travel from all collection areas to trash room for all trash room users

All Projects:

- ☐ 1. Show path that tenants and employees will use when disposing of materials in waste collection bins
- ☐ 2. Franchised hauler (Waste Management of Alameda County or WMAC) is required to pull bins out for collection, and return them, provided measurements are as indicated in #4, c, d. and

e above. Bins are not to be set out for collection, or stored in the public right-of-way, unless approved by City staff.

☐3. Use notes on your TMP page to explain trash collection management plan if necessary, to describe what cannot be shown in the drawing.

☐4. Collection trucks access/staging:

a. Show how the Plan design avoids set-out of containers in public right-of-way (by default, unless approved otherwise by City staff) and allows for over-head emptying of collection bins with front loader truck (see 1c. under "Collection..." below), and

b. Provide sufficient length (36") of parking, to be reserved for this purpose to avoid parking and collecting from a traffic lane.

Collection of waste materials:

☐1. **From Conditions of Approval:** If located indoors, the trash, compost and recycling room(s) from which trash bins are pulled and emptied for collection must be located on an exterior wall of the building, with adequately-sized and lockable door or gate accessible to the street through the wall, optimally 15 feet from the collection vehicle, while parked in space provided.

a. A curb ramp must be located, in close proximity to the collection truck for rolling of trash bins to the FRONT of the truck.

b. For outdoor enclosures, see Outdoor Trash Management, 2. below.

c. If truck will be collecting on site, note that overhead clearance (from all overhead features including pipes, ductwork, etc..) necessary for emptying of trash bin is 25 feet. Check with Waste Management to verify this before finalizing plans for collection where overhead clearance may be obstructed.

☐2. **Per City of Emeryville Franchise Agreement:** The hauler is required to pull bins out from inside the trash room and replace them there, after collection. On-site personnel are not responsible for pulling bins out for collection.

Outdoor Trash Management:

☐ Protect all outdoor disposal containers and enclosures for trash, recycling or compostables from rain intrusion, pursuant to the San Francisco Bay Area Municipal Regional Stormwater Permit (see References below), as with a roof for enclosures, or covered litter containers.

☐1. Public Litter containers:

☐a. Install City-approved public litter containers, per City Street Furniture Catalog, in public areas where public may gather, walk or sit, including pedestrian paths, sidewalks or café settings.

☐b. Ensure public litter containers are maintained. Public litter containers will be emptied by the City franchised hauler in public places near public streets. Maintenance, however, of these litter containers will be the responsibility of private property management.

☐c. Location of public litter containers as required by the City is required to be 10 feet from the entrance/exit of any food-generating or food-selling store or eating establishment.

☐d. Install cans at intervals between 250 and 300 feet apart along walkways and public sidewalks, if no retail or food areas are present.

☐e. Submit a single page for outdoor public litter cans, showing locations, distance from collection truck, designated parking place for collection truck and type of can. Use notes for description as necessary.

☐2. Outdoor eating areas, where planned:

☐a. Install 3 compartments stations, with clear signage describing "trash", "recycling" and "compostables" for outdoor eating areas, which must include compostables and recyclables alongside trash containers, to be considered a "station".

☐b. Install these stations central and visible to any eating area. Seek approval from City staff and City hauler for proper and accessible placement of these stations.

☐3. **Trash Enclosures (definition below):**

☐a. Outdoor recycling and trash collection areas shall be completely screened from off-site view by a solid fence or masonry wall at least six feet (6') high in harmony with the architecture of the building(s).

☐b. Outdoor enclosures must be protected from rain intrusion by a roof, preferably sloped to drain into a landscaped area.

☐c. Outdoor enclosures must be accessible by the collection truck. Location and access must be proven approved by the hauler (as in email statement or letter). Plans as submitted will not be considered approved by the City until and unless approved by the hauler.

☐c. Label roofing and all materials planned and identify locked entry accessible only to users and hauler

☐d. If outdoor enclosure is "walk-in", height of roof must be 7.5'.

☐e. A sanitary sewer drain, fire sprinklers, and roofing shall be provided per City standards. Inquire with City of Emeryville Building Department.

☐f. Show dimensions of enclosure. Illustrate adequate accommodation of appropriately-sized bins for proposed project use (i.e. type and size) and for all 3 discard streams

☐e. Show bins and their footprint sizes, inside enclosures and/or trash rooms, with identifying signage. See *attached* bin size document.

☐g. Refer to your Conditions of Approval for additional City requirements.

Indoor trash management:

As a general rule, for all projects, include recyclables and compostables wherever trash is shown, in trash rooms or any indoor infrastructure such as chutes, facilities or equipment.

☐1. **Trash collection container "stations"**

☐a. Show furnishings (cabinets, stations, built-ins or container clusters) that accommodate sorting of all 3 discard streams together.

Recommended: For optimum sorting, color-code containers black for trash, blue for recycling and green for compostables and include space for signage where possible.

☐b. Where any trash containers are shown, whether for the public or for employees, the default is to include recycling, and, if food is present, compostables. Consult with City staff for specifics.

☐2. **Trash rooms and chutes:**

☐a. Any indoor trash rooms or areas that are intended for hauler access and collection, shall be located on an exterior wall of the building, within 15 feet of the designated trash truck parking space, with an adequately sized door or gate that fits collection bins.

☐b. In residential projects, if a chute collection system is planned, chutes for 3 streams are required (trash, recyclables and compostables).

☐e. Show dimensions of both the room and appropriately-sized bins to adequately accommodate the 3 discard streams for planned use**

☐f. Illustrate whether and how the collection bins will be pulled to a collection staging area, if planned.

☐3. **Special Handling:**

From City of Emeryville Municipal Code Section 9-4.704, and in Conditions of Approval):

☐a. Banned from trash: Label an appropriately sized and designed area for wastes banned from regular trash containers such as electronics, fluorescent lamps and batteries.

☐b. Label an area for bulky item collection such as mattresses, furniture, tires and major appliances. Residential properties qualify for free collection. Contact City or WMAC.

☐ c. Recommended (but not required): Include a recycling receptacle/area in the mail room/area for immediate disposal of unwanted mail.

Equipment

☐ If a list of equipment to be purchased is included in your plans, include trash collection equipment (such as containers or stations) on this list.

Definitions:

"Hauler": The City's Franchised Hauler, Waste Management of Alameda County or WMAC (as of Jan. 2011).

"Path of Travel": Route or routes recommended or expected to be used by users of the trash room or enclosure, including on-site and hauler employees.

"Public Right of Way" (PROW) refers to City streets and sidewalks, not privately owned property.

"Trash "bins" in this document is a "catch-all" phrase which may refer to any or all collection containers, indoor or out, recycling, compostables, dumpsters or carts.

"Trash collection Station": An indoor location where three containers (trash, recyclables compostables or T/R/C) are either attached or placed together, forming a "station" for the public or site-employees to sort recyclables and compostables from the trash. Station containers are emptied into collection bins that are emptied by the hauler.

"Trash room": An indoor room where collection bins for all three "streams" of materials (T/R/C) are stored behind lockable doors, between collection days. This room is usually accessible by on-site employees, residents or tenants, and, by hauler personnel, through a locking door on the outside wall.

"Trash enclosure": An outdoor space, with lockable doors or gates and a weather-proof roof and walls, where collection bins for all three "streams" (T/R/C) are stored and where materials from inside are transferred or deposited.

****References:***

☐ City of Emeryville Municipal Code Section 9-4.704 "Recycling and Trash Areas."
<http://www.codepublishing.com/CA/Emeryville/#!/emeryville09/Emeryville094.html#9-4.704>)

☐ Conditions of Approval for your project

☐ Municipal Regional Stormwater Permit:

http://www.swrcb.ca.gov/sanfranciscobay/board_decisions/adopted_orders/2009/R2-2009-0074.pdf

☐ Alameda County Mandatory Recycling Ordinance: www.recyclingrulesac.org

☐ Franchise Agreement between City of Emeryville and WMAC

<http://emeryville.org/DocumentCenter/View/8124>

****Note:** To contact or consult with **Waste Management of Alameda County (WMAC)**, for recommendations for bin volumes, sizes, requirements for any enclosure, access and truck maneuvering and space requirements, contact WMAC at - csnorthbay@wm.com; or (510) 613-8700 – Business, or Marcy Greenhut (below).

For additional information, contact:

It is recommended that you schedule a meeting with Marcy Greenhut, to review your TMP, early in the process.

Marcy Greenhut, Public Works
Environmental Programs Technician
mgreenhut@emeryville.org
510-596-3795

Navarre Oaks, Planning Dept.
Assistant Planner
noaks@emeryville.org
510-596-4362

Courtney Barrett, Building Dept.
Building Permit Technician/Plan Checker
cbarrett@emeryville.org
510-596-4310

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.

SHERWIN WILLIAMS DEVELOPMENT

FINAL DEVELOPMENT PLAN PACKAGE

DESIGN NARRATIVE

In the late 1910's, the Sherwin Williams Paint Company developed a series of industrial plants between Park Ave and the Southern Pacific Railroad that would remain a predominant fixture in the Emeryville community for nearly 100 years. As the times have changed, so too have the desires and will of the people of Emeryville.

Demand for work-force housing and public open space have led the community to value the thoughtful redevelopment of underutilized land. Meeting with several community groups and invested stakeholders, the proposed development reflects these new desires and visions for a safe, resilient and vibrant Emeryville community.

The setting of the re-imagined Sherwin Williams development is comprised of a rich vocabulary of interpreted expressions of the City's industrial roots and eclectic arts community. Active urban plazas and lush streetscapes tie together the unique character of the architecture, while setting the stage for a diverse array of community activities.

From strolling down the Art Allé with your date at the monthly Art Walk to bringing your kids and their friends to the Children's Adventure Play Area, the Emeryville community has something new to be proud of. Workshops at the new Community Garden, Group Fitness classes at the Great Lawn and throwing the ball with your four-legged companion at the new Bark Park will inspire the community to take-charge of their health and engage in the outdoors.

A vital link of the Emeryville Greenway, the linear path, buffered from the railroad, serves as athoroughfare for pedestrians and cyclists as they transverse the site while encouraging alternate transportation modes for residents in and around the development.

The generous landscape and amenitized public open space of the new Sherwin Williams development sets the tone for the future Emeryville community; one that honors tradition, respects character and promotes civic engagement.

LOCATION MAP



VICINITY MAP



PROJECT DIRECTORY

CLIENT:
Kevin Ma
Lennar Multifamily Communities
492 9th Street, Suite 300
Oakland, CA 94607
415 975 4989

ARCHITECT:
D. Brady Smith
LPAS Architecture + Design
2484 Natomas Park Dr #100,
Sacramento, CA 95833
Sacramento 916 443 0335

CIVIL ENGINEER:
Jason Neri, P.E.
Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
2633 Camino Ramon, Suite 350
San Ramon, CA 94583
P: (925) 866-0322 x251

LANDSCAPE ARCHITECT:
Jim Bensman
ima
101 Broadway, Suite 310
Oakland, CA 94607
510.353.3954 | 415.235.3837

PARKING DATA

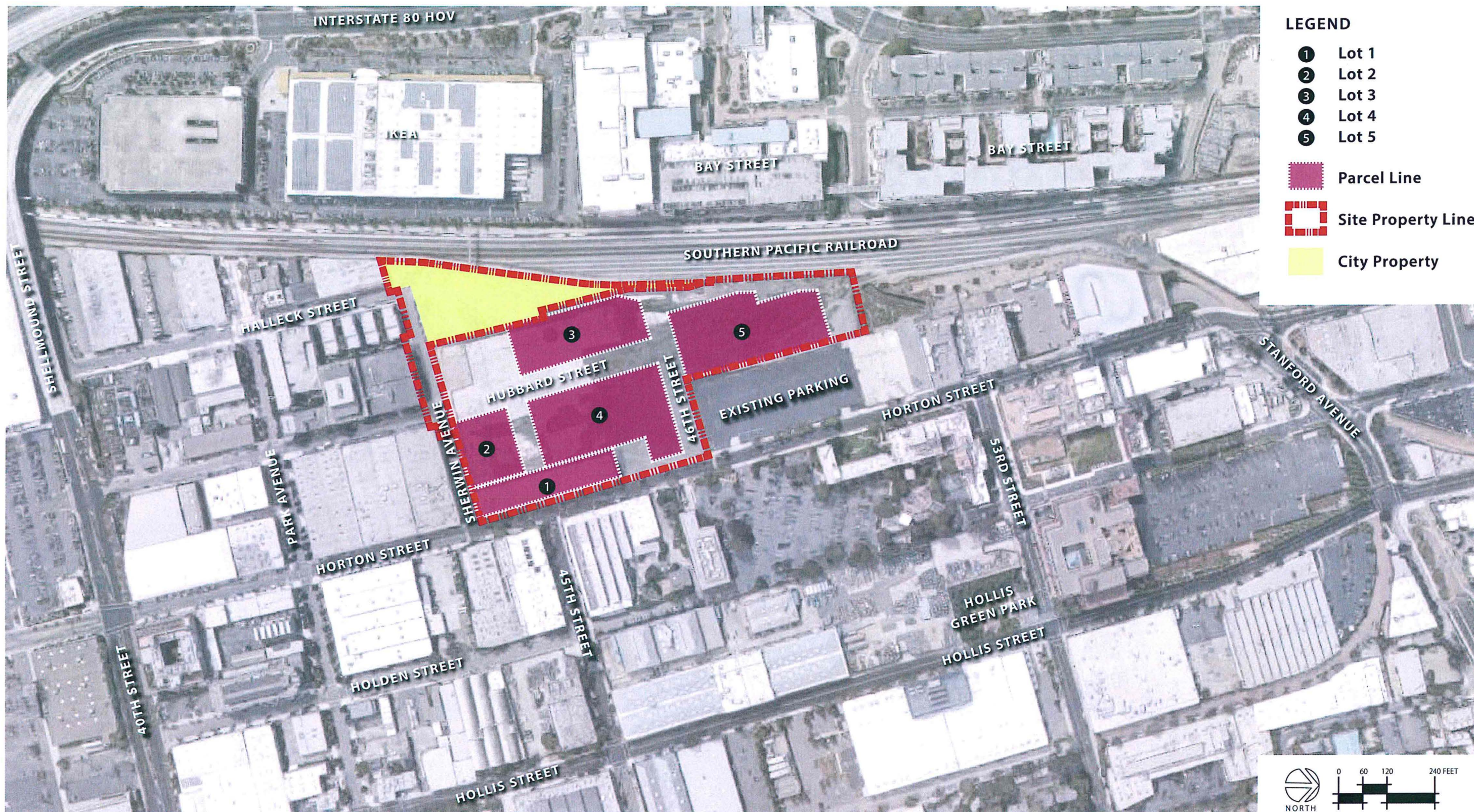
PARKING SUMMARY	
On-Street	32 spaces
BICYCLE STORAGE SUMMARY	
Bicycle Racks	120 racks

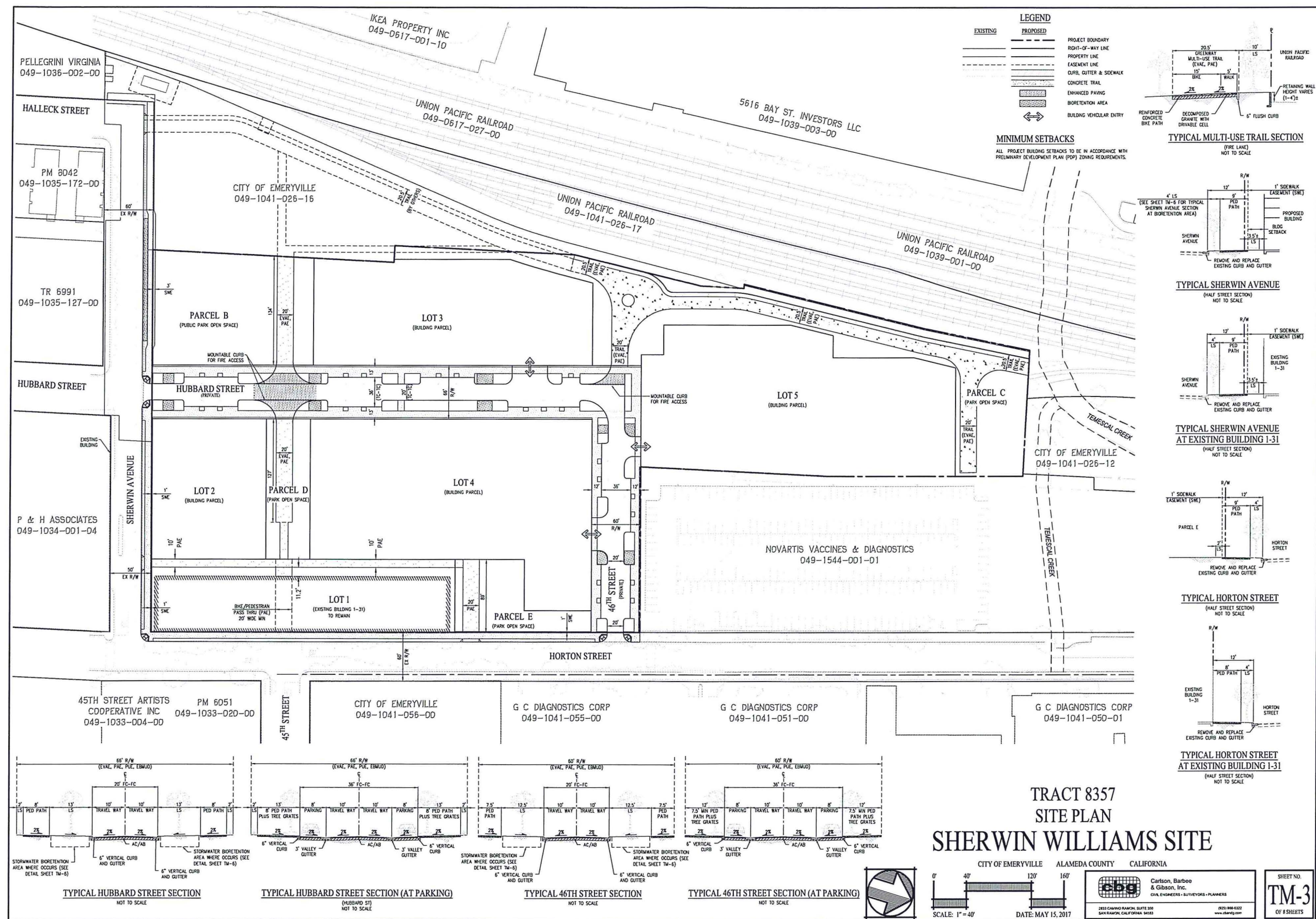
SHEET INDEX

1. COVER SHEET AND INDEX
2. SITE PLAN: EXSITING CONDITIONS
3. APPROVED VESTING TENTATIVE MAP
4. EXISTING SITE PHOTO
5. SHADOW STUDY
6. OPEN SPACE SITE PLAN
7. AREA ENLARGEMENT KEY PLAN
8. ENLARGEMENT: DISTRICT 1 - WARE HOUSE
9. ENLARGEMENT: DISTRICT 2 - PARK (A)
10. ENLARGEMENT: DISTRICT 2 - PARK (B)
11. ENLARGEMENT: DISTRICT 2 - PARK (C)
12. ENLARGEMENT: DISTRICT 3 - RAIL DISTRICT
13. ENLARGEMENT: DISTRICT 4 - BOULEVARD DISTRICT
14. HARDSCAPE
15. HARDSCAPE
16. LANDSCAPE (TREES)
17. LANDSCAPE (TREES)
18. LANDSCAPE (SHRUB AND GROUNDCOVER)
19. LANDSCAPE (SHRUB AND GROUNDCOVER)
20. LANDSCAPE (SHRUB AND GROUNDCOVER)
21. LANDSCAPE (SHRUB AND GROUNDCOVER)
22. LANDSCAPE (SHRUB AND GROUNDCOVER)
23. SITE AMENITIES
24. STREETScape WITH STORMWATER AND STREET AMENITIES
25. SITE AMENITIES
26. SITE AMENITIES
27. SITE AMENITIES
28. PRELIMINARY LIGHTING CONCEPT
29. PRELIMINARY LIGHTING PHOTOMETRICS
30. PUBLIC TRASH COLLECTION
31. BAY FRIENDLY SCORECARD
32. BAY FRIENDLY SCORECARD



- LP - 001
- LP - 002
- LP - 002A
- LP - 003
- LP - 004
- LP - 005
- LP - 006
- LP - 007
- LP - 008
- LP - 009
- LP - 010
- LP - 011
- LP - 012
- LP - 013
- LP - 014
- LP - 015
- LP - 016
- LP - 017
- LP - 018
- LP - 019
- LP - 020
- LP - 021
- LP - 022
- LP - 022A
- LP - 023
- LP - 024
- LP - 025
- LP - 026
- LP - 026A
- LP - 027
- LP - 028
- LP - 029







Site view from the corner of Sherwin Avenue and Halleck Street



Site view from the corner of Sherwin Avenue and Horton Street (Existing building)

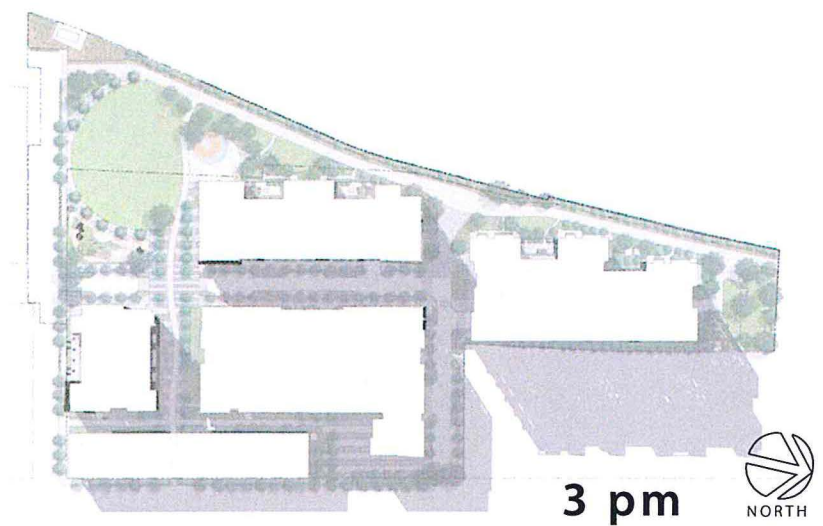
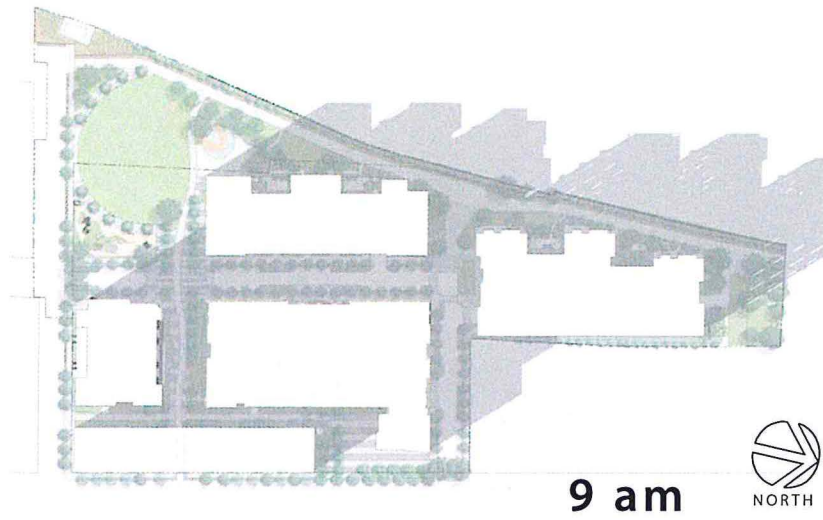


Site view from the edge of the existing parking (on Horton Street)

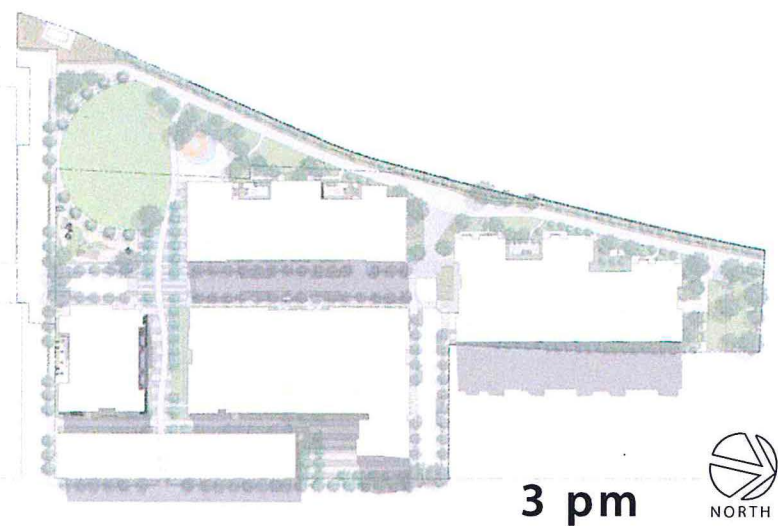
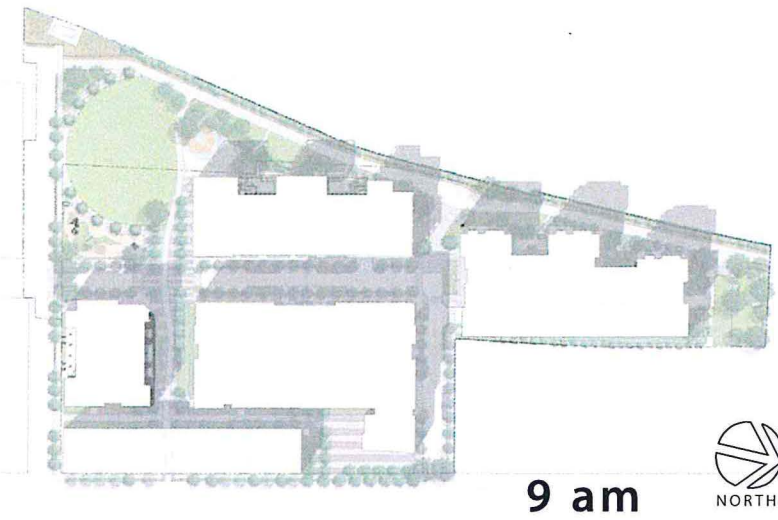


Site view of the empty site from Horton Street

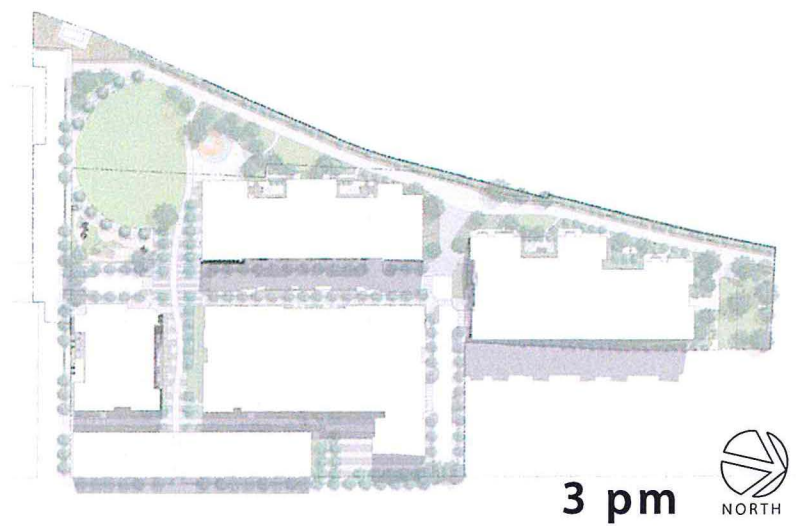
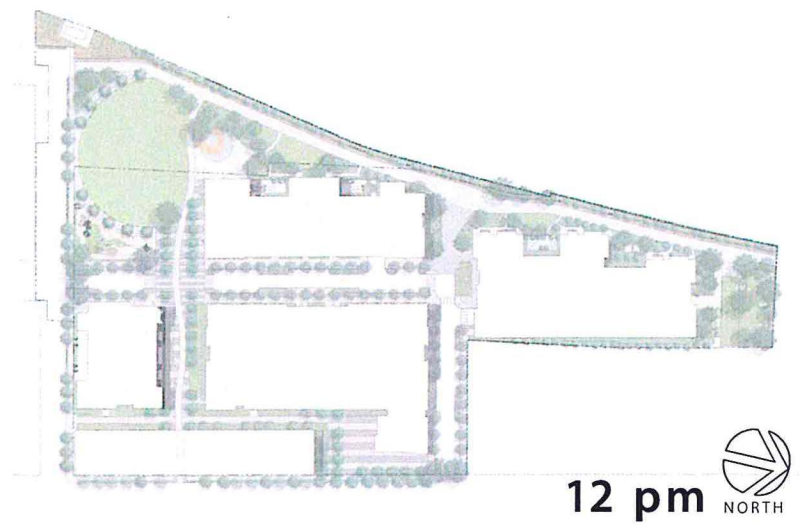
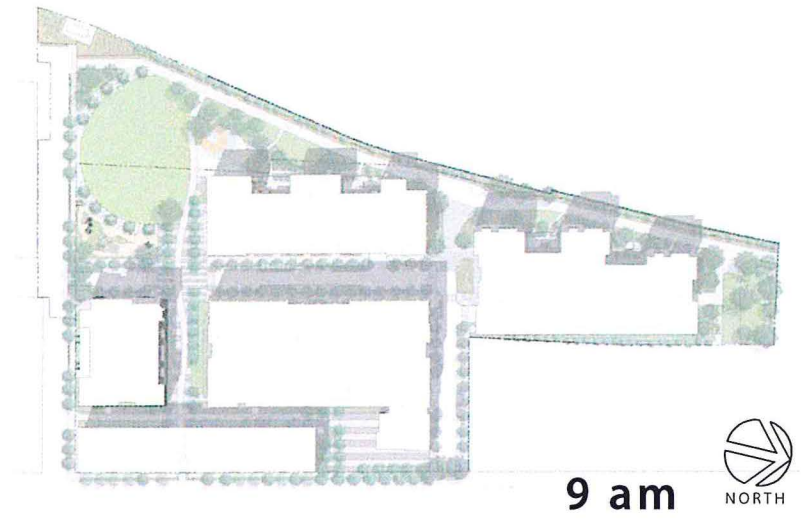
WINTER SOLSTICE - DEC 21



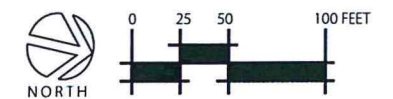
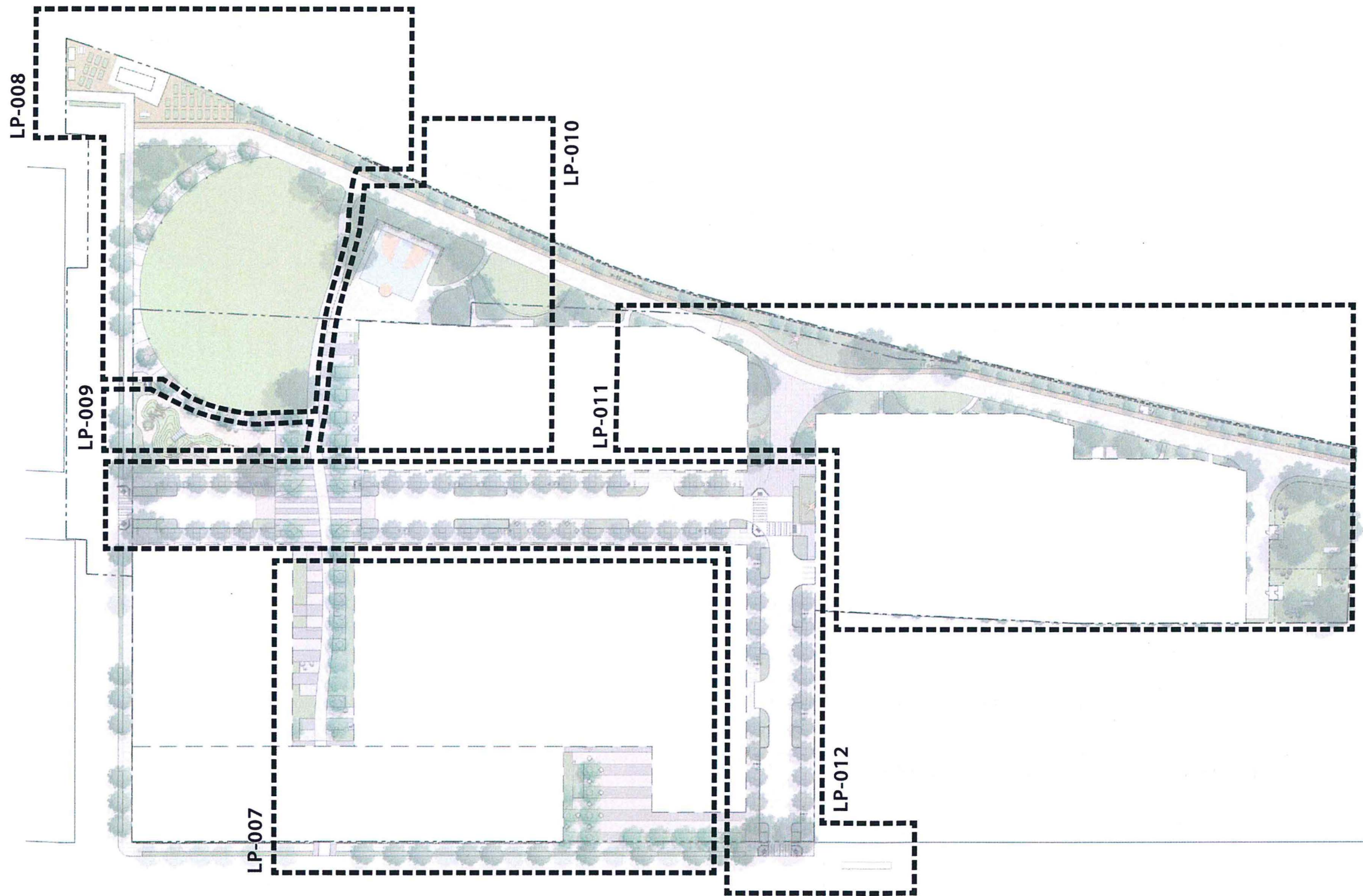
SPRING/FALL SOLSTICE - MAR/SEPT 21



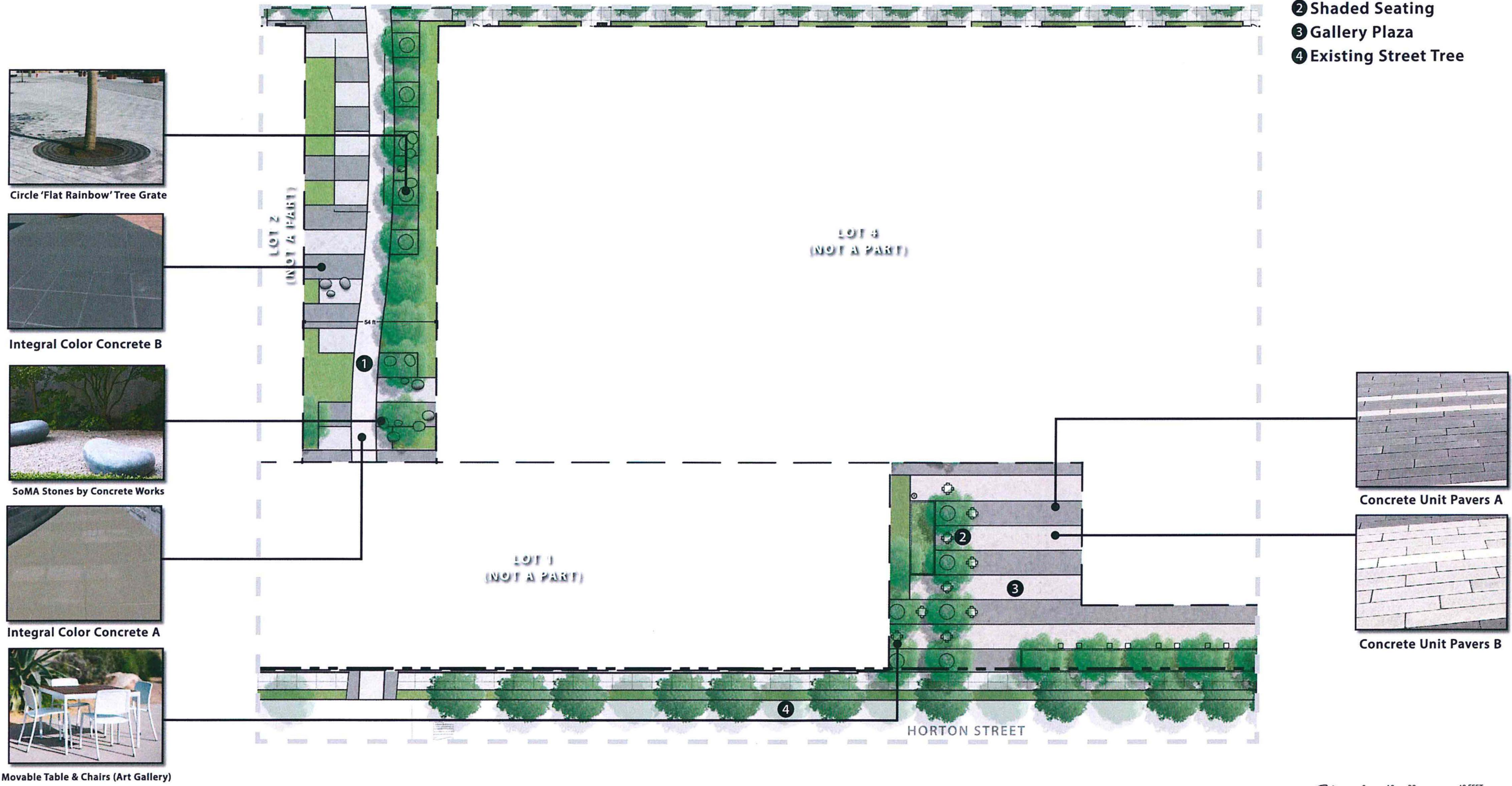
SUMMER SOLSTICE - JUN 21





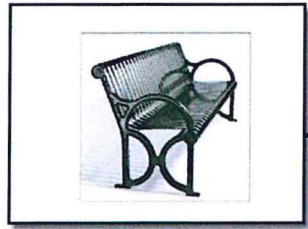


- LEGEND**
- ① Emeryville Greenway Pedestrian / Bike Connection
 - ② Shaded Seating
 - ③ Gallery Plaza
 - ④ Existing Street Tree





Raised Garden Bed



6' Bench



Trash Receptacles



Four-top Table with Chairs



Drinking Fountain with Bottle Filler



Portland Loo



LEGEND

- ① Community Garden
- ② Restroom
- ③ Multi-purpose Lawn
- ④ Emeryville Greenway
- ⑤ Emeryville Greenway Pedestrian/
Bike Connection
- ⑥ Shaded Seating
- ⑦ Sculpture / Focal Element
- ⑧ 4'x 8' Raised Garden Bed
- ⑨ Enclosed Railroad Utility
- ⑩ Storage Shed
- ⑪ Seating



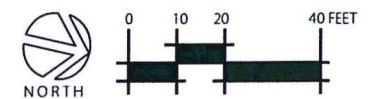
SoMA Stones by Concrete Works



Emeryville Greenway Lighting



Circle 'Flat Rainbow' Tree Grate





Four-top Table with Chairs



Playground Climbing Net



Playground Structure



Play Surface



Playground Slide



'Paint Can' Structure

LEGEND

- ① Children's Adventure Play Area
- ② Shaded Seating



Artificial Turf



Playground Swingset



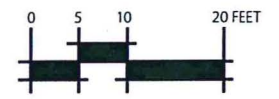
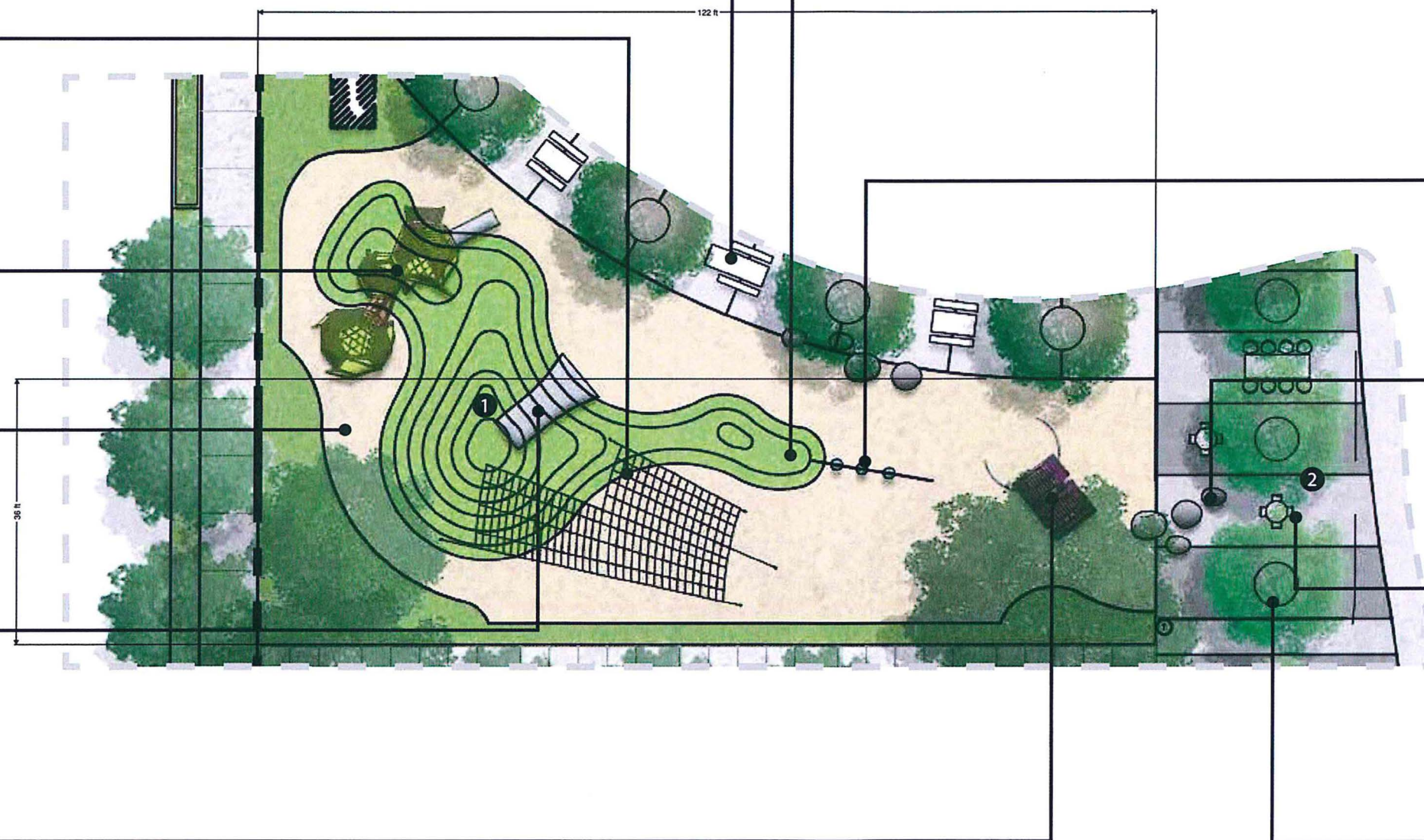
SoMA Stones by Concrete Works



Movable Table & Chairs (Retail)

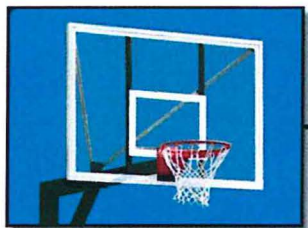


Circle 'Flat Rainbow' Tree Grate





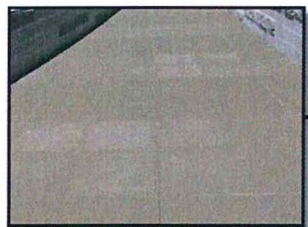
Inverted "U" Bike Rack



Basketball Hoop



Integral Color Concrete B



Integral Color Concrete A



Circle 'Flat Rainbow' Tree Grate



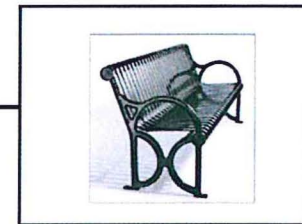
Movable Table & Chairs (Retail)

LEGEND

- ① Emeryville Greenway
- ② Regulation Half Court Basketball
- ③ Lawn Area
- ④ Resident Unit Entry
- ⑤ Emeryville Greenway Pedestrian/
Bike Connection
- ⑥ Shaded Seating



Emeryville Greenway Lighting



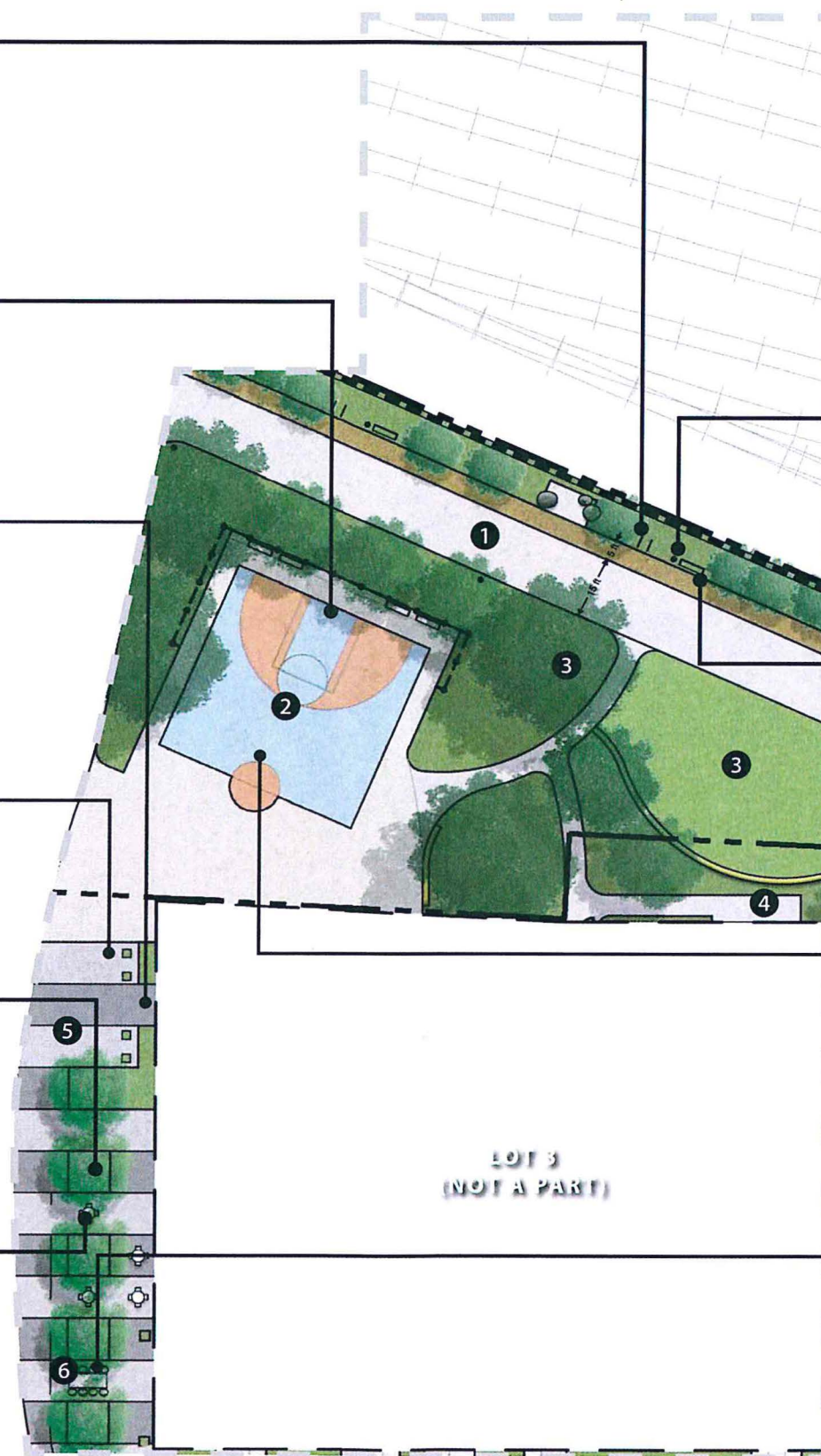
6' Bench

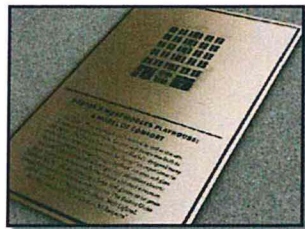


Sports Court



Wood Farm Table





Historical Plaque



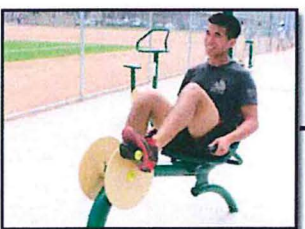
Fencing



Decomposed Granite



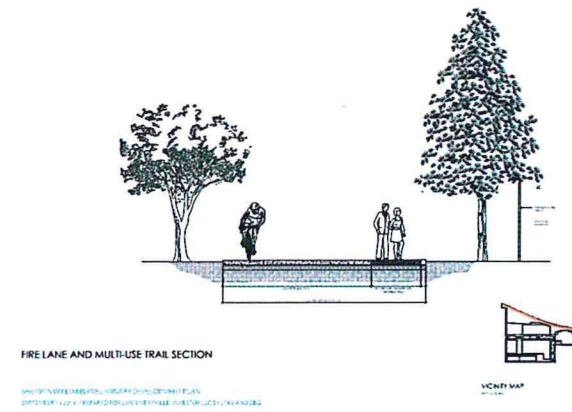
Concrete Unit Pavers C



Recumbent Bike



Combo Butterfly & Reverse Fly



LEGEND

- ① Sculpture Garden
- ② Garage Entry
- ③ Dog Adventure Play Area for Large Dogs
- ④ Dog Adventure Play Area for Small Dogs
- ⑤ Emeryville Greenway
- ⑥ Historical Interpretation Area
- ⑦ Sculpture



Dog Park Water Fountain



Dog Agility Bridge



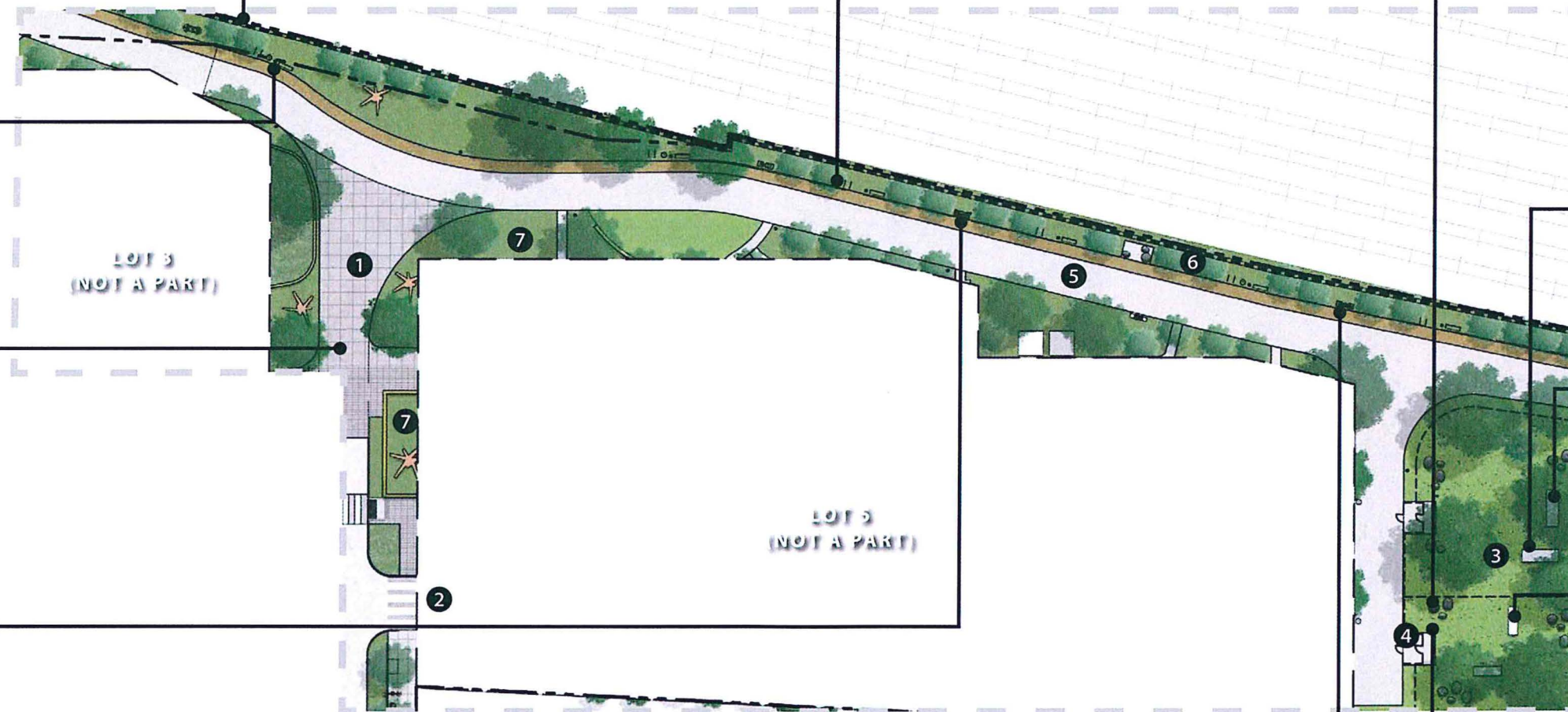
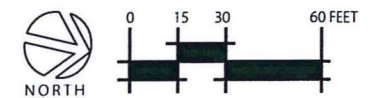
Dog Agility Bridge



Dog Park Hoop



Pet Waste Receptacles





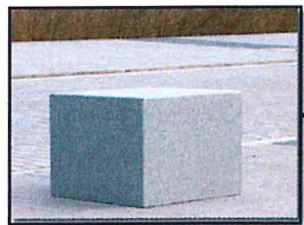
Bollard



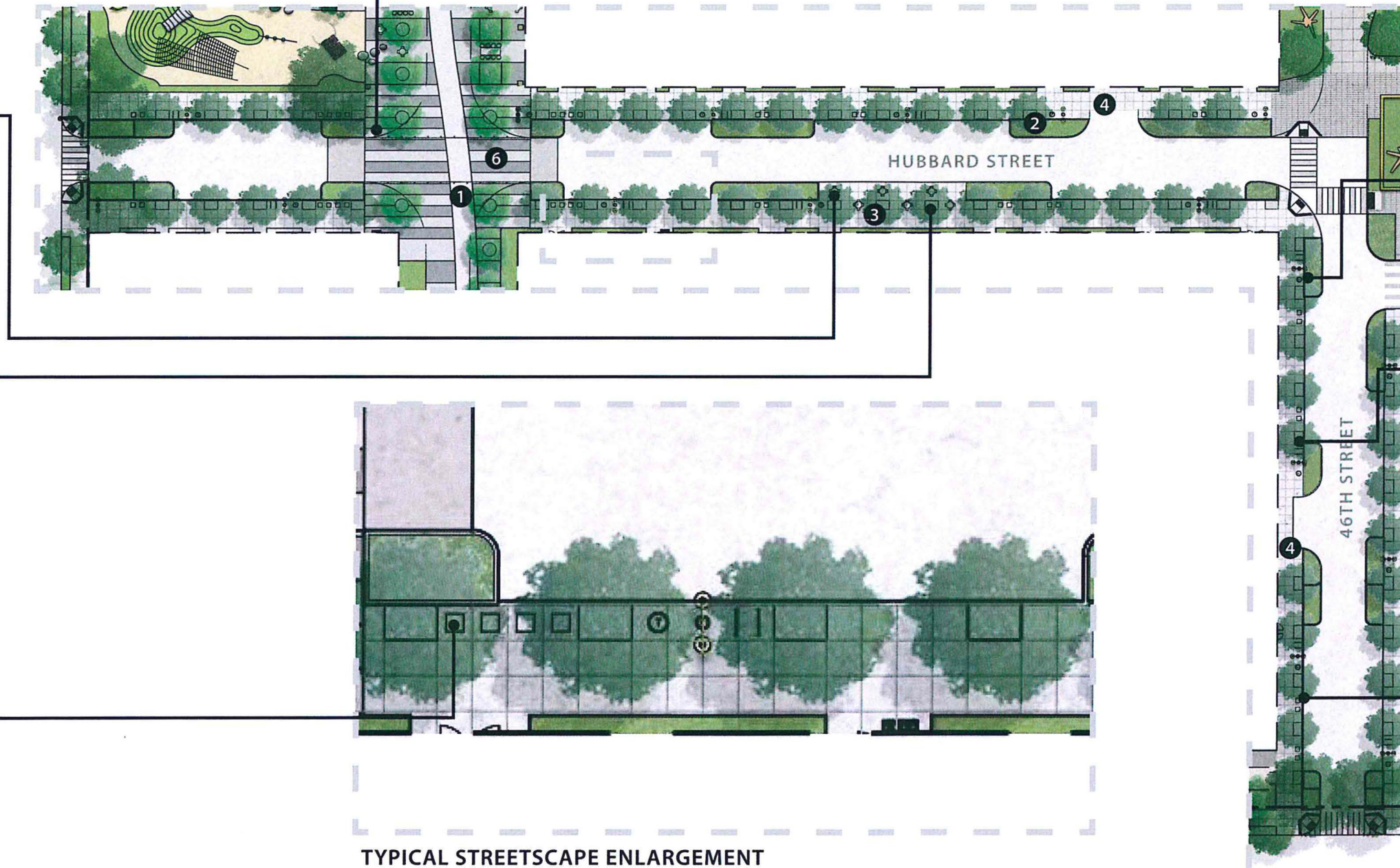
Movable Table & Chairs (Retail)



Square 'Flat Rainbow' Tree Grate



Integral Color Concrete Bench



TYPICAL STREETSCAPE ENLARGEMENT

LEGEND

- ① Emeryville Greenway Pedestrian/ Bike Connection
- ② Stormwater Treatment
- ③ Outdoor Seating
- ④ Garage Entry
- ⑤ Bike Share
- ⑥ Raised Crosswalk



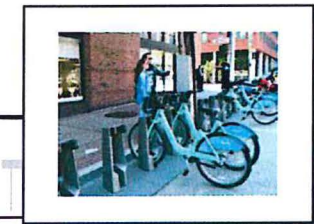
Trash Receptacles



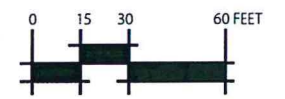
Inverted "U" Bike Rack



Emeryville Standard Street Light

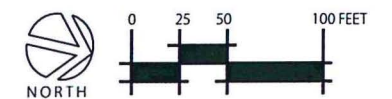
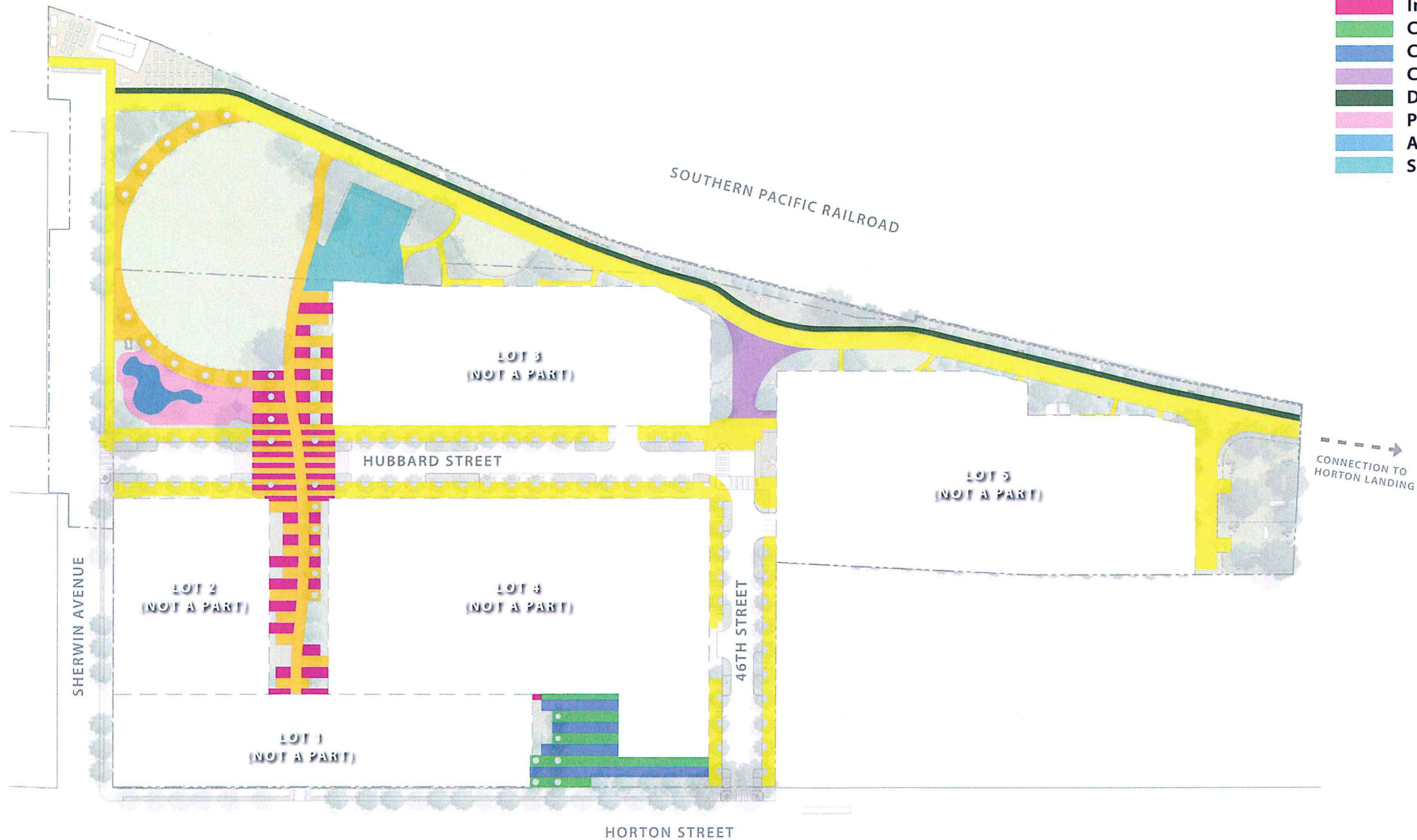


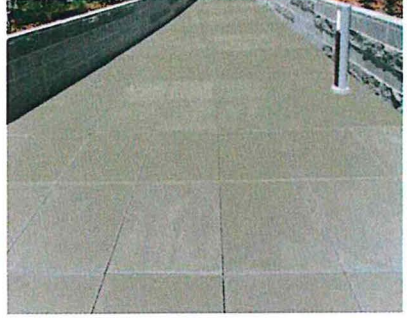

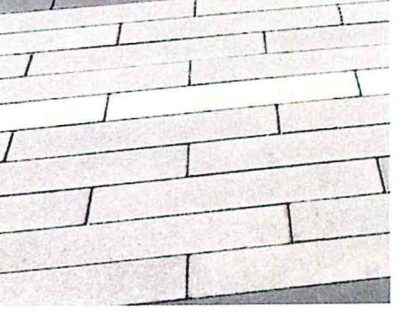




Bike Share



LEGEND

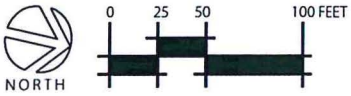
- Standard Concrete
- Integral Color Concrete A
- Integral Color Concrete B
- Concrete Unit Pavers A
- Concrete Unit Pavers B
- Concrete Unit Pavers C
- Decomposed Granite
- Play Surface
- Artificial Turf
- Sports Court

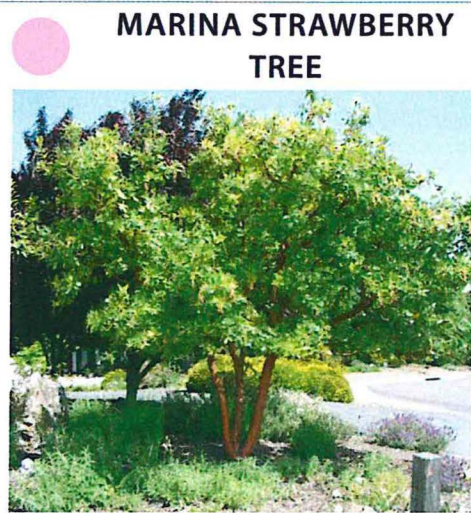


<p>Standard Concrete</p>  <p>DESCRIPTION: Standard Concrete - Pedestrian</p> <p>FINISH: Medium Broom</p> <p>COLOR: Natural Gray</p> <p>JOINT: TBD</p> <p>NOTES: Used along Hubbard & 46th Street</p>	<p>Integral Color Concrete A</p>  <p>DESCRIPTION: Integral Color Concrete (A)</p> <p>FINISH: Top Cast 03</p> <p>COLOR: Davis Colors - Outback 677</p> <p>JOINT: TBD</p> <p>NOTES: Used at Art Allee & Emeryville Greenway Connection</p>	<p>Integral Color Concrete B</p>  <p>DESCRIPTION: Integral Color Concrete - Vehicular (B)</p> <p>FINISH: Top Cast 03</p> <p>COLOR: Davis Colors - Light Gray (Carbon) 8084</p> <p>JOINT: TBD</p> <p>NOTES: Used at Art Allee & Emeryville Greenway Connection</p>	<p>Concrete Unit Pavers A</p>  <p>DESCRIPTION: CONCRETE UNIT PAVERS B Ackerstone - 4" X 12" Concrete Unit Pavers (A)</p> <p>FINISH: Face Mix with Light Shot Blast Finish</p> <p>COLOR: Charcoal</p> <p>NOTES: No Chamfer.</p>	<p>Concrete Unit Pavers B</p>  <p>DESCRIPTION: CONCRETE UNIT PAVERS B Ackerstone - 4" X 12" Concrete Unit Pavers (B)</p> <p>FINISH: Face Mix with Light Shot Blast Finish</p> <p>COLOR: Israel Pewter</p> <p>NOTES: No Chamfer.</p>
<p>Concrete Unit Pavers C</p>  <p>DESCRIPTION: CONCRETE UNIT PAVERS A 12" X 12" Palazzo Concrete Pavers - Vehicular</p> <p>FINISH: TBD, Micro Chamfer</p> <p>COLOR: With Sparkle Flakes</p> <p>JOINT: Sand Swept</p> <p>NOTES: Used at Sculpture Garden.</p>	<p>Decomposed Granite</p>  <p>DESCRIPTION: Stabilized Decomposed Granite</p> <p>FINISH: NA</p> <p>COLOR: California Gold</p> <p>JOINT: NA</p> <p>NOTES: Used at Greenway Trail. Stabilizer mixed by installer.</p>	<p>Play Surface</p>  <p>DESCRIPTION: Poured-In-Place-Play Surface</p> <p>FINISH: NA</p> <p>COLOR: TBD</p> <p>JOINT: NA</p> <p>NOTES: Used at Children's Adventure Play Area</p>	<p>Artificial Turf</p>  <p>DESCRIPTION: Artificial Turf with Duraflo Backing Material</p> <p>FINISH: NA</p> <p>COLOR: NA</p> <p>JOINT: NA</p> <p>NOTES: Used at Children's Adventure Play Area.</p>	<p>Sports Court</p>  <p>DESCRIPTION: Modular Polypropylene</p> <p>FINISH: NA</p> <p>COLOR: NA</p> <p>JOINT: NA</p> <p>NOTES: Used at Sports Court Area.</p>

LEGEND

- 'Marina' Strawberry Tree | *Arbutus x 'Marina'*
- Pineapple Guava | *Feijoa sellowiana*
- Crepe Myrtle | *Lagerstroemia sp.*
- Southern Live Oak | *Quercus virginiana*
- 'Autumn Gold' Maidenhair Tree | *Ginkgo biloba 'Autumn Gold'*
- Sweet Bay | *Laurus nobilis*
- Japanese Pagoda Tree | *Styphnolobium japonicum* (To Match Existing)
- Japanese Pagoda Tree | *Styphnolobium japonicum* (Existing Trees to Remain)
- Chinese Pistache | *Pistacia chinensis*
- Brisbane Box | *Lophostemon confertus*



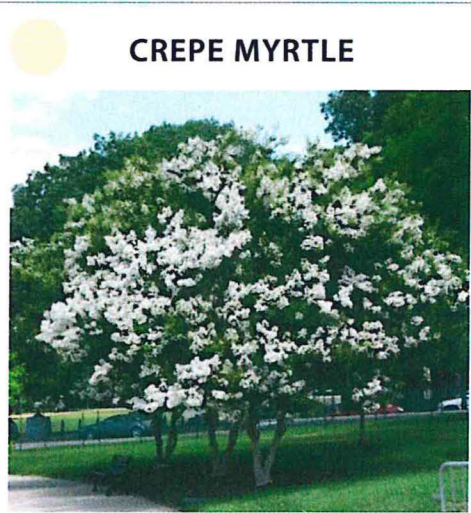


MARINA STRAWBERRY TREE

DESCRIPTION: Park Tree

Arbutus x 'Marina'
Marina Strawberry Tree

WATER USAGE: Low



CREPE MYRTLE

DESCRIPTION: Park Tree

Lagerstroemia sp.
Crepe Myrtle

WATER USAGE: Low

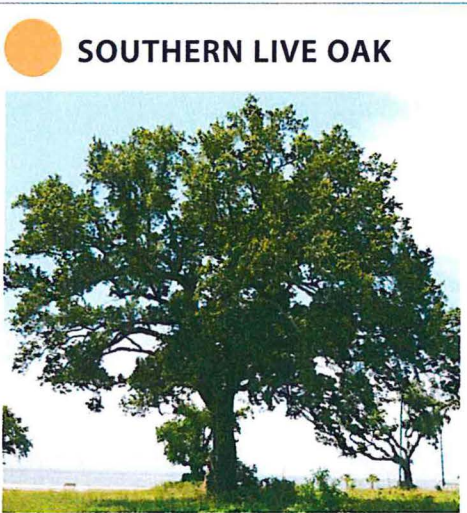


PINEAPPLE GUAVA

DESCRIPTION: Park Tree

Feijoa sellowiana
Pineapple Guava

WATER USAGE: Moderate



SOUTHERN LIVE OAK

DESCRIPTION: Park Tree

Quercus virginiana
Southern Live Oak

WATER USAGE: Moderate

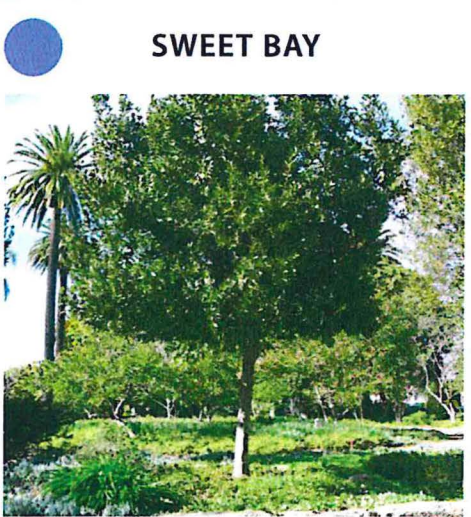


'AUTUMN GOLD' MAIDENHAIR TREE

DESCRIPTION: Street Tree

Ginkgo biloba 'Autumn Gold'
Autumn Gold Maidenhair Tree

WATER USAGE: Moderate

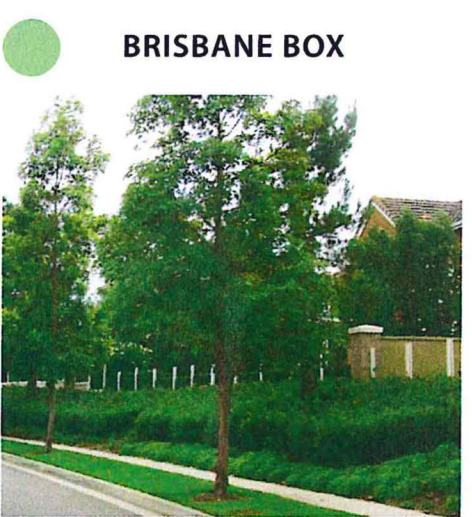


SWEET BAY

DESCRIPTION: Park Tree

Laurus nobilis
Sweet Bay

WATER USAGE: Low

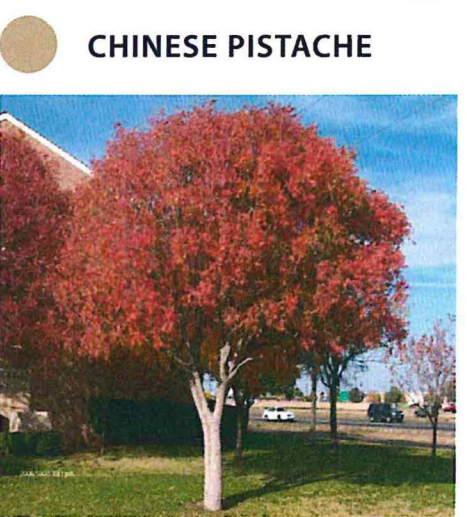


BRISBANE BOX

DESCRIPTION: Street Tree

Lophostemon confertus
Brisbane Box

WATER USAGE: Moderate

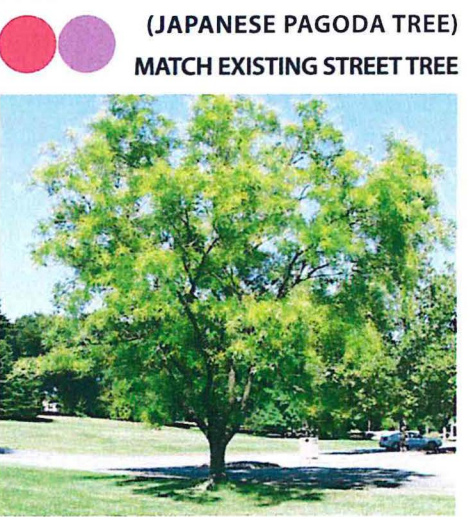


CHINESE PISTACHE

DESCRIPTION: Park Tree

Pistacia chinensis
Chinese Pistache

WATER USAGE: Low



**(JAPANESE PAGODA TREE)
MATCH EXISTING STREET TREE**

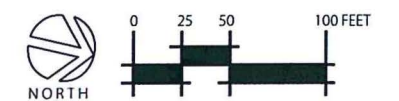
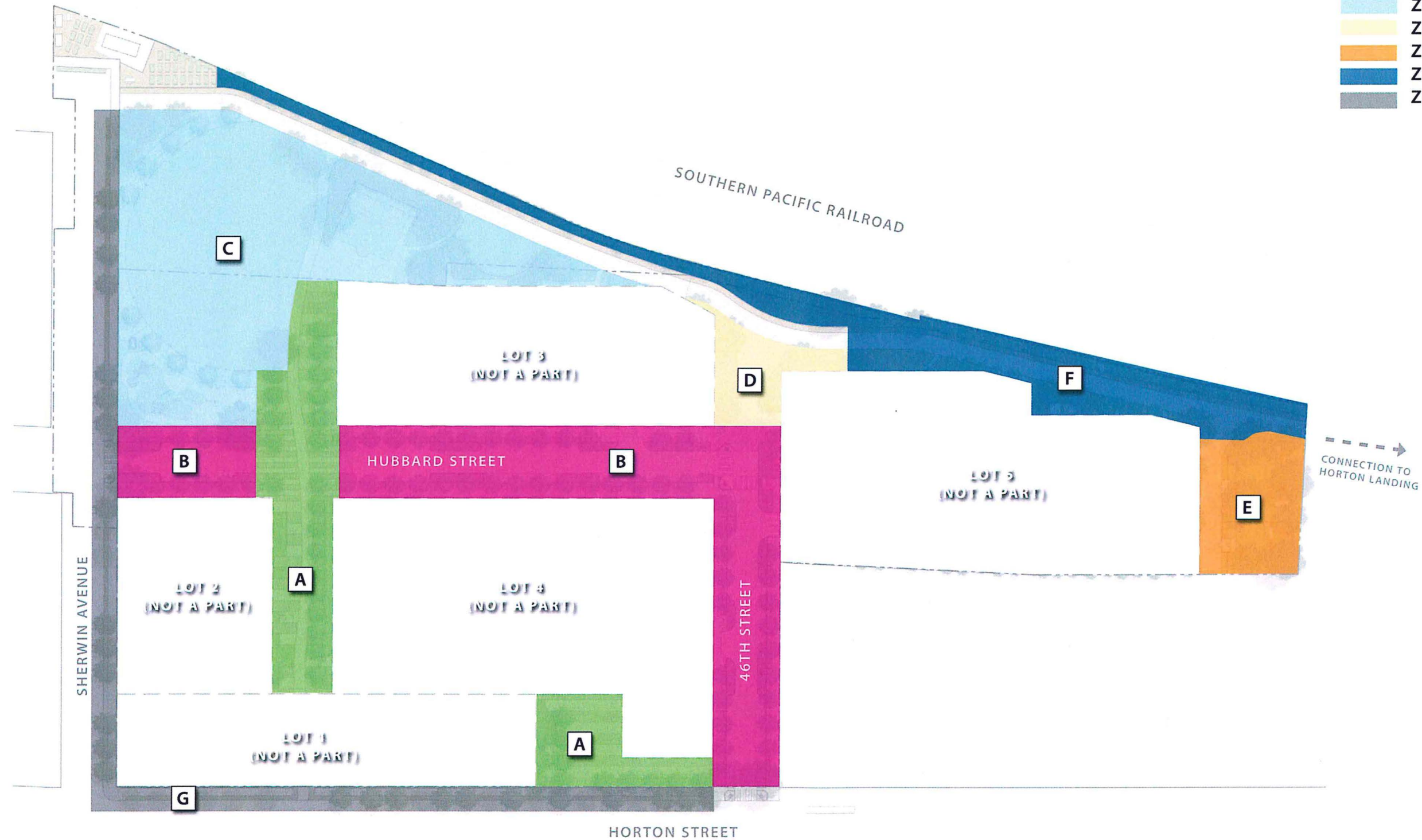
DESCRIPTION: Street Tree

Styphnolobium japonicum
Japanese Pagoda Tree

WATER USAGE: Low

SHRUB ZONE LEGEND

- Zone A
- Zone B
- Zone C
- Zone D
- Zone E
- Zone F
- Zone G



Zone A

Zone B

- Attracts:
- Birds
 - Butterflies / Bees
 - Humming Birds

SHRUB



Ligustum japonicum 'Texanum'
Texas Privet
Spacing: 3'-0" O.C.

SHRUB



Rhapsiolepis indica 'Clara'
Clara Indian Hawthorn
Spacing: 30" O.C.

SHRUB



Juncus patens
Spreading Rush
Spacing: 24" O.C.

SHRUB



Rhapsiolepis indica 'Clara'
Clara Indian Hawthorn
Spacing: 30" O.C.

SHRUB



Myrtus communis
True Myrtle
Spacing: 30" O.C.

GROUNDCOVER



Myoporum parvifolium
Creeping Myoporum
Spacing: 3'-0" O.C.

GROUNDCOVER



Myoporum parvifolium
Creeping Myoporum
Spacing: 3'-0" O.C.

SHRUB

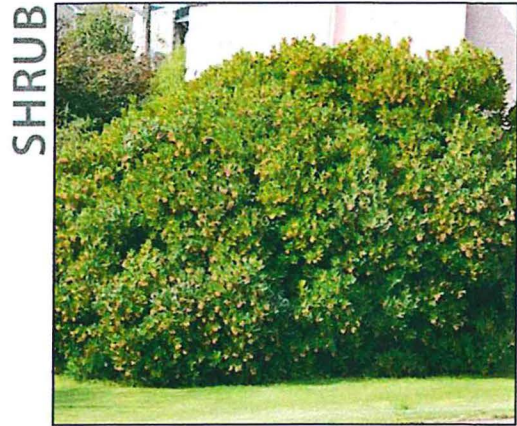


Carex divulsa
Berkeley Sedge
Spacing: 30" O.C.

Zone C

Zone D

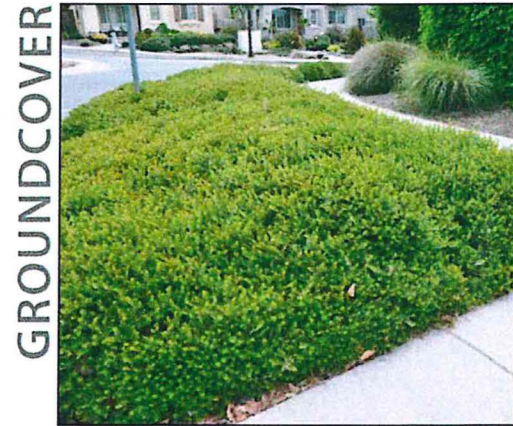
- Attracts:
- Birds
 - Butterflies / Bees
 - Humming Birds



Arbutus unedo
Strawberry Tree ●●
Spacing: 5'-0" O.C.



Heteromeles arbutifolia
Toyon ●●●●
Spacing: 5'-0" O.C.



Arctostaphylos 'Emerald Carpet'
Carpet Manzanita
Spacing: 5'-0" O.C.



Ligustum japonicum 'Texanum'
Texas Privet ●
Spacing: 4'-0" O.C.



Arctostaphylos uva-ursi 'Point Reyes'
Point Reyes Bearberry ●●●●
Spacing: 4'-0" O.C.



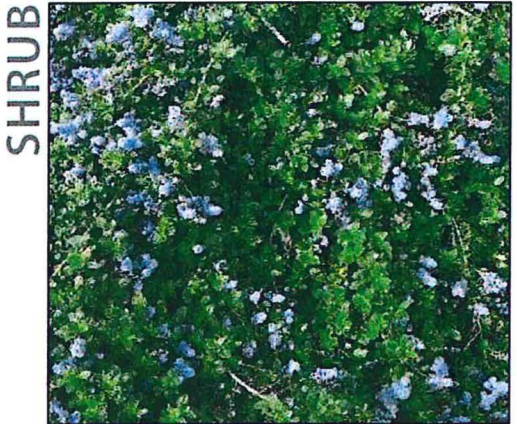
Myrtus communis
True Myrtle
Spacing: 30" O.C.



Myoporum parvifolium
Creeping Myoporum ●●●●
Spacing: 3'-0" O.C.



Myoporum parvifolium
Creeping Myoporum ●●●●
Spacing: 3'-0" O.C.



Ceanothus griseus horizontalis 'Yankee Point'
Yankee Point Ceanothus ●●●●
Spacing: 5'-0" O.C.



Carex divulsa
Berkeley Sedge
Spacing: 24" O.C.

Zone E

Zone F

- Attracts:
- Birds
 - Butterflies / Bees
 - Humming Birds



Raphiolepis indica 'Clara'
Clara Indian Hawthorn ●●
Spacing: 30" O.C.



Arbutus unedo
Strawberry Tree ●●
Spacing: 5'-0" O.C.



Arctostaphylos densiflora 'Howard McMinn'
Arctostaphylos 'Howard McMinn'
Spacing: 5'-0" O.C.



Acca sellowiana
Feijoa ●●
Spacing: 5'-0" O.C.



Myrica var.
Bayberry ●
Spacing: 5'-0" O.C.



Juncus patens
Spreading Rush
Spacing: 24" O.C.



Heteromeles arbutifolia
Toyon ●●●
Spacing: 5'-0" O.C.



Buddleja var.
Butterfly Bush ●●
Spacing: 3'-0" O.C.



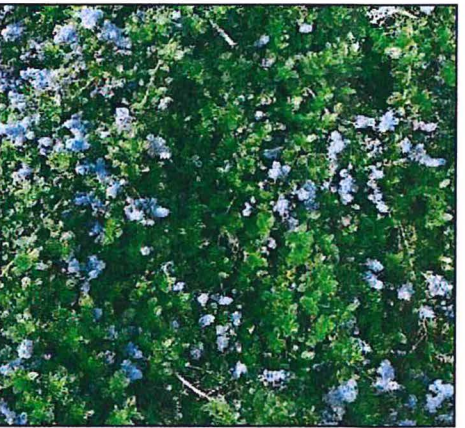
Heteromeles arbutifolia
Toyon ●●●
Spacing: 5'-0" O.C.



Rosmarinus var.
Rosemary ●●●
Spacing: 30" O.C.



Carex divulsa
Berkeley Sedge
Spacing: 24" O.C.



Ceanothus griseus horizontalis 'Yankee Point'
Yankee Point Ceanothus ●●●
Spacing: 5'-0" O.C.



Lavandula var.
Lavender ●●
Spacing: 24" O.C.



Vitex agnus-castus
Vitex ●●●
Spacing: 5'-0" O.C.

SHRUB



Rosmarinus var.
Rosemary ●●●
Spacing: 30" O.C.

SHRUB



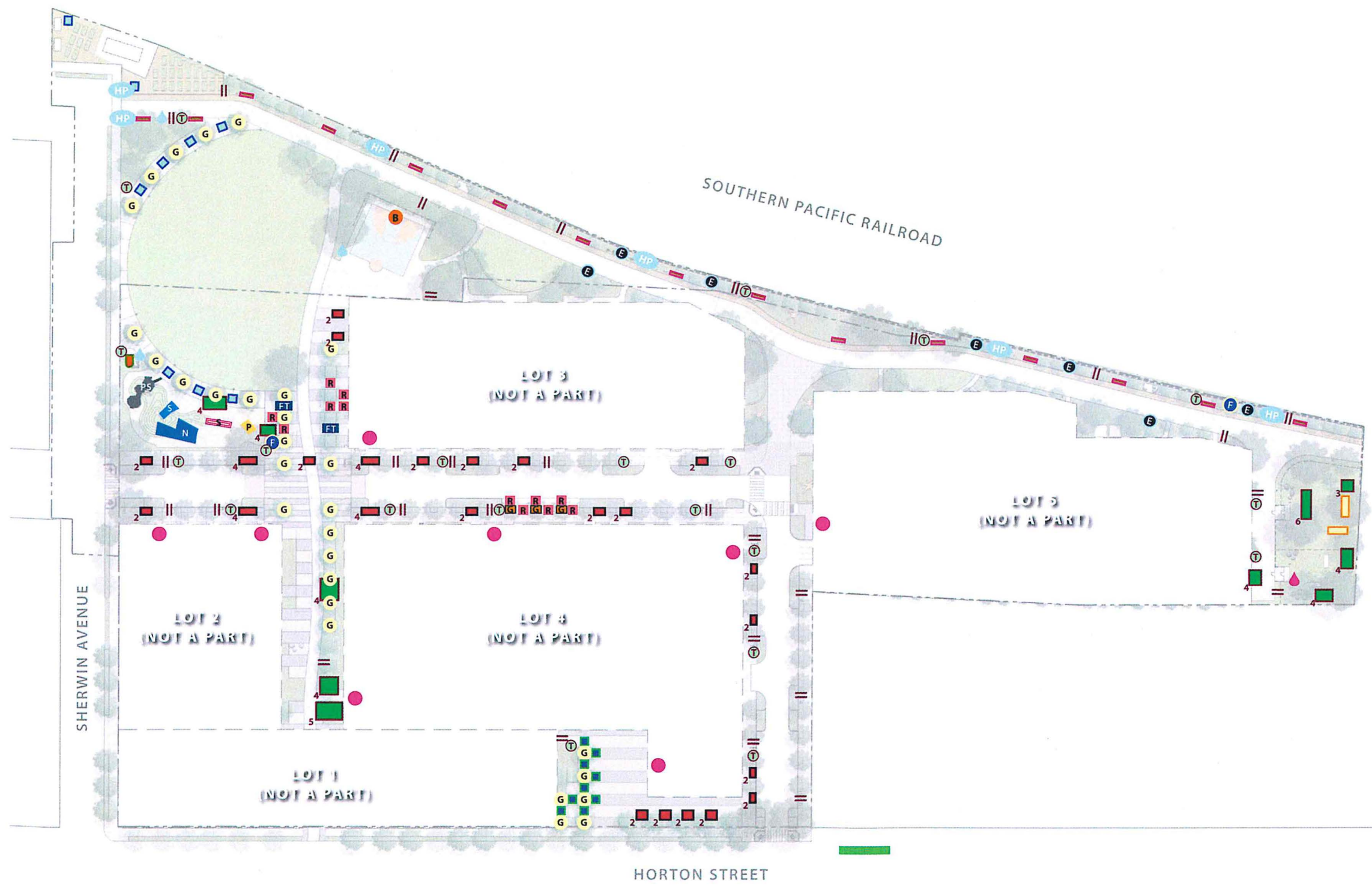
Myrtus communis
True Myrtle
Spacing: 30" O.C.

GROUNDCOVER



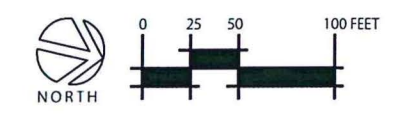
Myoporum parvifolium
Creeping Myoporum ●●●
Spacing: 3'-0" O.C.

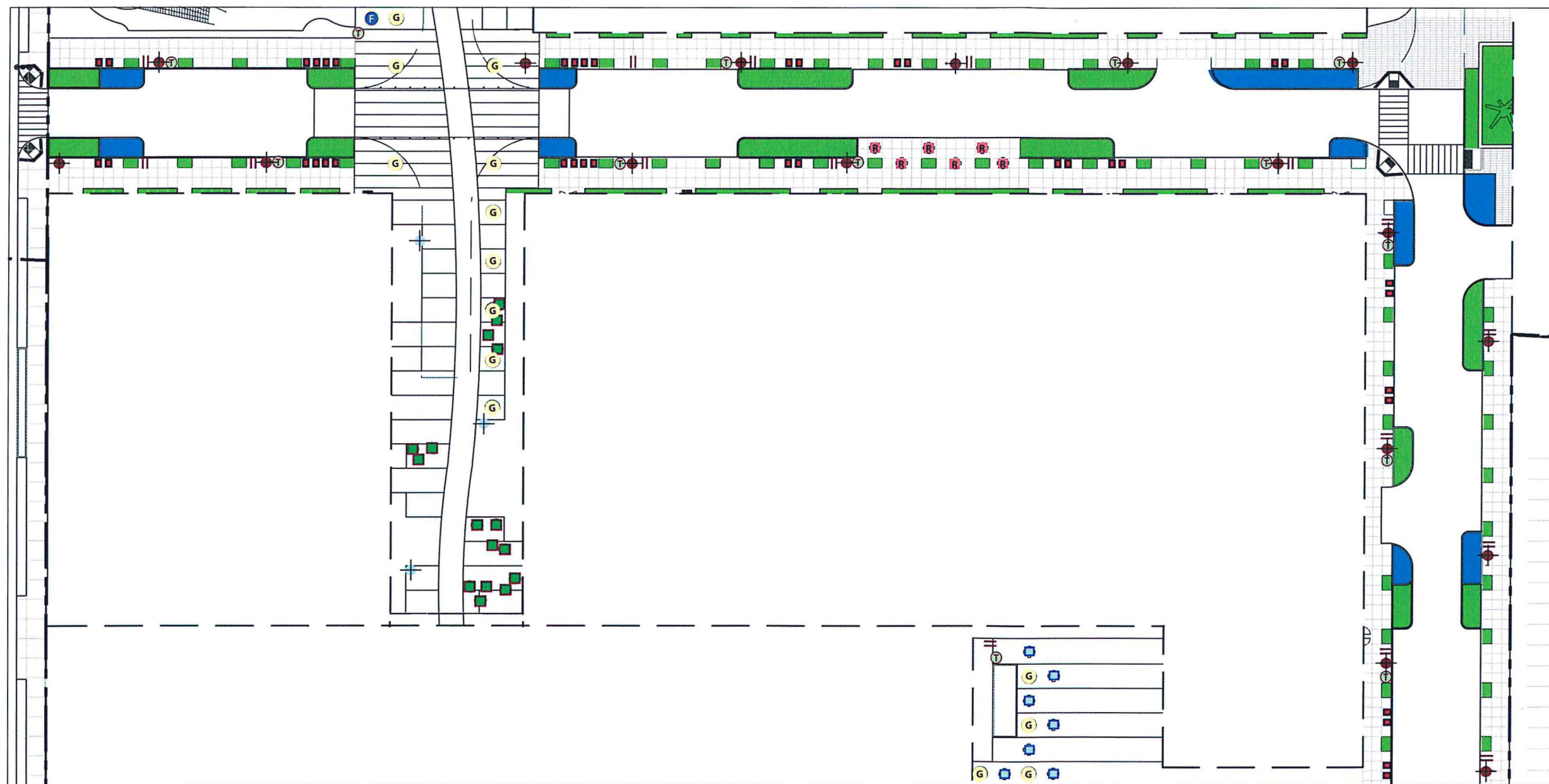
- Attracts:
- Birds
 - Butterflies / Bees
 - Humming Birds



LEGEND







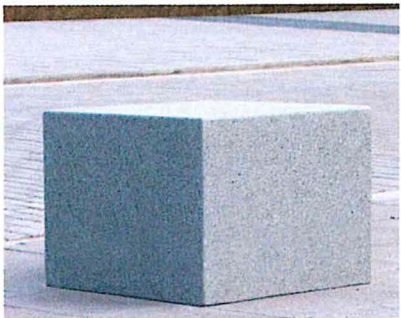



- G Circle 'Flat Rainbow' Tree Grate
- GS Square 'Flat Rainbow' Tree Grate
- SoMA Stones by Concrete Works
- Stone Quantity
- Movable Table & Chairs
- Integral Color Concrete Bench
- Bench Quantity
- 6' Bench
- Four-top Table with Chairs
- Portland Loo
- Playground Climbing Net
- Playground Structure
- Playground Slide
- 'Paint Can' Structure
- Playground Swingset
- Movable Table & Chairs (Retail)
- Wood Farm Table
- Trash Receptacles
- Drinking Fountain with Bottle Filler
- Basketball Hoop
- Inverted "U" Bike Rack
- Adult Exercise Equipment
- Dog Park Play Equipment
- Dog Park Water Fountain
- Bay Area Bike Share
- Historical /Interpretive Information/ Edible Plants Plaque (Pedestal Mounted)
- HP
- F Bike Fixit Station
- Building Entrances





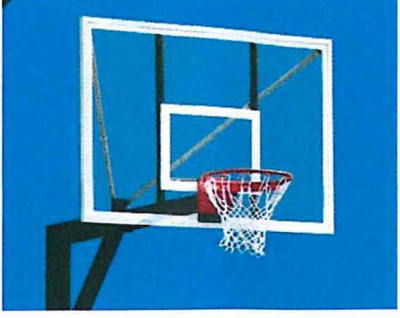
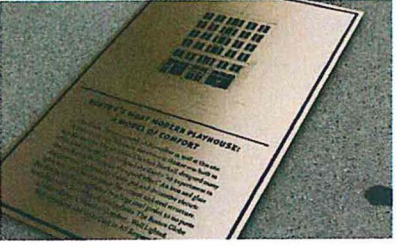




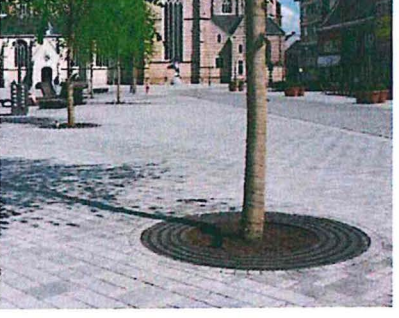



LEGEND

- Stormwater Treatment
- Planting
- Circle 'Flat Rainbow' Tree Grate
- SoMA Stones by Concrete Works
- Movable Table & Chairs
- Integral Color Concrete Bench
- Movable Table & Chairs (Retail)
- Trash Receptacles
- Inverted "U" Bike Rack
- Bike Fixit Station
- Emeryville Standard Street Light
- Emeryville Greenway Lighting

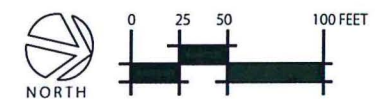
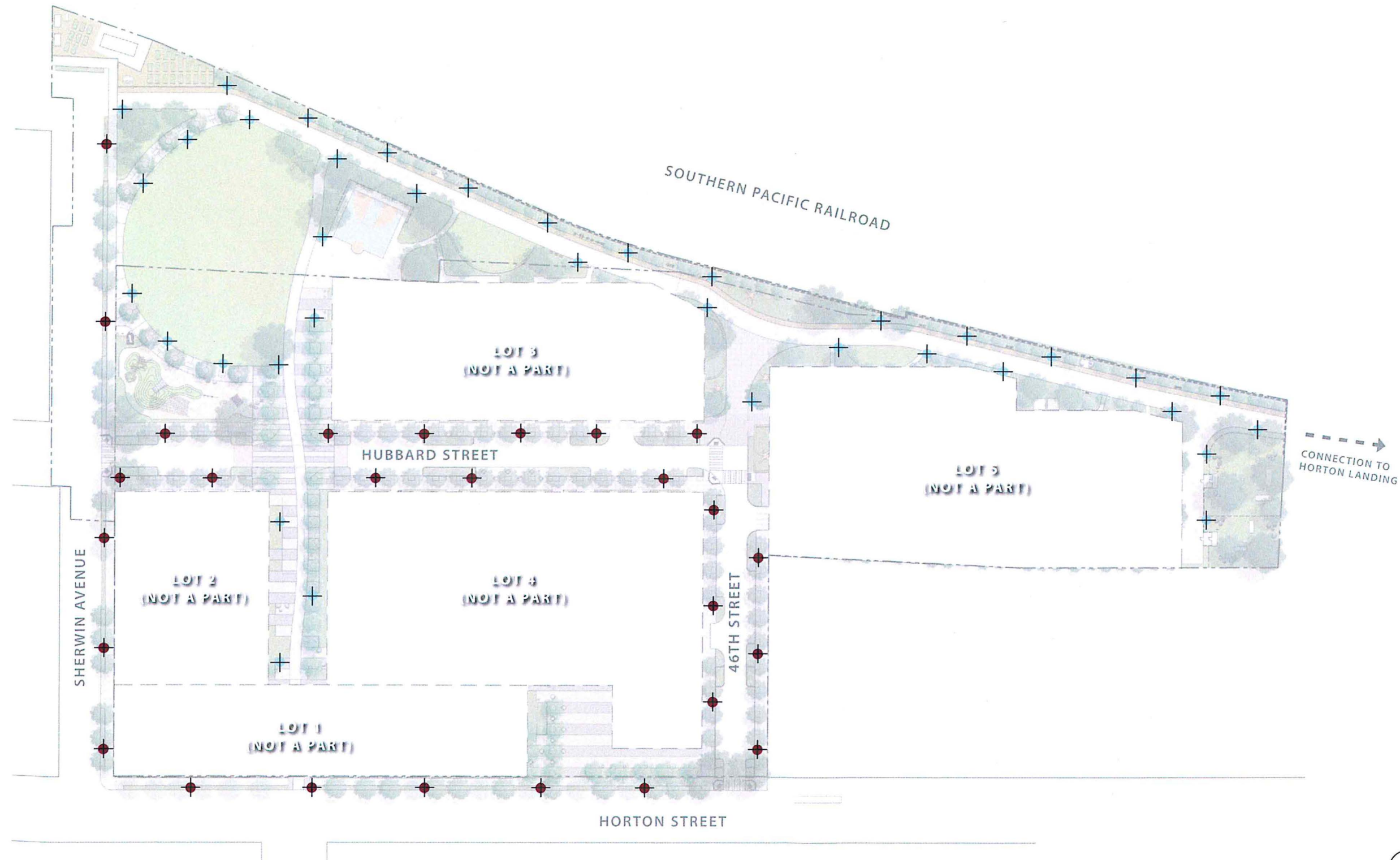
<p>Emeryville Greenway Lighting</p>  <p>DESCRIPTION: Holophane GranVille Series Street Light</p> <p>MANUFACTURER: Holophane</p> <p>COLOR: RAL 6008; Specify with 'night sky shield'</p> <p>CONTACT: Phil Heinz: 925. 984-1540 OR John L Ferguson: 415. 883-2668</p> <p>NOTES: Variable, 8'- 16'h</p>	<p>Emeryville Standard Street Light</p>  <p>DESCRIPTION: Candela Series Street Light</p> <p>MANUFACTURER: Lumec</p> <p>COLOR: RAL 6004, variable heights, styles and number of sconces</p> <p>CONTACT: John Benson: 510. 638-3800 x183</p> <p>NOTES: For use on all primary thoroughfares in the City.</p>	<p>Four-top Table with Chairs</p>  <p>DESCRIPTION: Similar to Doyle Hollis Park Tables</p> <p>MANUFACTURER: -</p> <p>COLOR: -</p> <p>CONTACT: -</p> <p>NOTES: Surface mount</p>	<p>6' Bench</p>  <p>DESCRIPTION: City Sites Series CR-18, specify 4' or 6' length, Steel scrolls in black</p> <p>MANUFACTURER: Victor Stanley</p> <p>COLOR: Black</p> <p>CONTACT: MJB Associates 530. 272-8005</p> <p>NOTES: Surface mount, cast iron frame with steel scrolls slats and optional intermediate arm rest. For use in the Park Avenue District only</p>	<p>Inverted "U" Bike Rack</p>  <p>DESCRIPTION: Inverted "U" Bike Rack</p> <p>MANUFACTURER: -</p> <p>COLOR: Stainless Steel</p> <p>CONTACT: -</p> <p>NOTES: -</p>
<p>Trash Receptacles</p>  <p>DESCRIPTION: Urban Renaissance Receptacles SLURB-36-RBU; 36 gallon, side opening receptacle with integrated recycle bin;</p> <p>MANUFACTURER: Forms + Surfaces</p> <p>COLOR: Updrop grillwork in black / textured finish</p> <p>CONTACT: 805.684.8626</p> <p>NOTES: There should be at least one container installed in the public right-of-way for each City project. City logo will be included on receptacle.</p>	<p>Integral Color Concrete Bench</p>  <p>DESCRIPTION: Custom 30" x 30" x 18" Integral Color Concrete Cast in Place (or Precast) Concrete Bench</p> <p>MANUFACTURER: Quick Crete Products Corp.</p> <p>COLOR: Davis Colors to match paving</p> <p>CONTACT: (866) 703-3434</p> <p>NOTES: Contractor to provide mockup.</p>	<p>SoMA Stones by Concrete Works</p>  <p>DESCRIPTION: SoMA Stone Concrete Seating</p> <p>MANUFACTURER: Concrete Works</p> <p>COLOR: Ash</p> <p>CONTACT: 510.534.7141 Concreteworks.com</p> <p>NOTES: Size Mix; 15% Large, 50% Medium, 35% Small</p>	<p>Drinking Fountain with Bottle Filler</p>  <p>DESCRIPTION: 10145 SMFA Outdoor Drinking Fountain</p> <p>MANUFACTURER: MDF</p> <p>COLOR: Green</p> <p>CONTACT: 800.552.6331</p> <p>NOTES: Install per manufacturers recommendations</p>	<p>Adult Exercise Equipment</p>  <p>DESCRIPTION: A. Combo Butterfly & Reverse Fly GR2005-1-48E-W config B B. 2-Person Horizontal Bars GR2005-1-45 C. 8-Person Linear Combo GR2005-1-77 D. Recumbent Bike GR2005-1-49</p> <p>MANUFACTURER: Greenfields Outdoor Fitness, Inc.</p> <p>COLOR: Green</p> <p>CONTACT: Sam Mendelsohn 888.315.9037</p>

<p>Dog Crawl Tunnel</p>  <p>DESCRIPTION: BarkPark™ Doggie Crawl</p> <p>MANUFACTURER: BarkPark™</p> <p>MODEL: PBARK-491-GRN</p> <p>CONTACT: 800.458.5872</p> <p>NOTES: Mount using mount option 2; concrete footings.</p>	<p>Dog Agility Bridge</p>  <p>DESCRIPTION: BarkPark™ King of the Hill</p> <p>MANUFACTURER: BarkPark™</p> <p>MODEL: PBARK-400N</p> <p>CONTACT: 800.458.5872</p> <p>NOTES: Mount using mount option 2; concrete footings.</p>	<p>Dog Park Hoop</p>  <p>DESCRIPTION: BarkPark™ Hoop Jump</p> <p>MANUFACTURER: BarkPark™</p> <p>MODEL: TBARK-430N</p> <p>CONTACT: 800.458.5872</p> <p>NOTES: Mount using mount option 2; concrete footings.</p>	<p>Dog Park Dog Walk</p>  <p>DESCRIPTION: BarkPark™ Dog Walk</p> <p>MANUFACTURER: BarkPark™</p> <p>MODEL: PBARK-410N</p> <p>CONTACT: 800.458.5872</p> <p>NOTES: Mount using mount option 2; concrete footings.</p>	<p>Dog Park Water Fountain</p>  <p>DESCRIPTION: 440 SMFA & SMSSFA W/ PET FOUNTAIN</p> <p>MANUFACTURER: MDF</p> <p>COLOR: Green</p> <p>CONTACT: 800.552.6331</p> <p>NOTES: Install per manufacturers recommendations</p>
<p>'Paint Can' Structure</p>  <p>DESCRIPTION: Paint Can Structure Age: 1 - 12 (Inclusive Play)</p> <p>MANUFACTURER: Earthscape</p> <p>COLOR: NA</p> <p>CONTACT: Preston Stringer 519.669.2972 ext 805</p> <p>NOTES: Install per manufacturers recommendations</p>	<p>Playground Climbing Net</p>  <p>DESCRIPTION: Climbing Net Structure Age: 5 - 12</p> <p>MANUFACTURER: TBD</p> <p>COLOR: TBD</p> <p>CONTACT: TBD</p> <p>NOTES:</p>	<p>Playground Swingset</p>  <p>DESCRIPTION: Swing set Age: 1 - 12</p> <p>MANUFACTURER: TBD</p> <p>COLOR: TBD</p> <p>CONTACT: TBD</p> <p>NOTES: One bucket seat</p>	<p>Playground Structure</p>  <p>DESCRIPTION: Crumpled Paper Structures Age: 1 - 12 (Inclusive Play)</p> <p>MANUFACTURER: Earthscape</p> <p>COLOR: NA</p> <p>CONTACT: Preston Stringer 519.669.2972 ext 805</p> <p>NOTES: Install per manufacturers recommendations</p>	<p>Playground Slide</p>  <p>DESCRIPTION: Embedded Slide Age: 3 - 12</p> <p>MANUFACTURER: TBD</p> <p>COLOR: TBD</p> <p>CONTACT: TBD</p> <p>NOTES: Install per manufacturers recommendations</p>


<p>Portland Loo</p>  <p>DESCRIPTION: 'Portland Loo' Public Restroom</p> <p>MANUFACTURER: Madden Fabrication</p> <p>COLOR: 304L-grade stainless steel</p> <p>CONTACT: 503.823.6973</p> <p>NOTES:</p> <ul style="list-style-type: none"> • Buyer responsible for installation, permits, and any related fees • Buyer responsible for shipping arrangements and costs 	<p>Bay Area Bike Share</p>  <p>DESCRIPTION: Bay Area Bike Station</p> <p>MANUFACTURER: Motivate</p> <p>COLOR: NA</p> <p>CONTACT: 1.855.480.BIKE(2453)</p> <p>NOTES: Install per manufacturers recommendations</p>	<p>Basketball Hoop</p>  <p>DESCRIPTION: Super-Six RPGR (Item # 69200) 42" x 60" Acrylic Backboard & Pressure Flex Goal Basketball Hoop</p> <p>MANUFACTURER: Douglas</p> <p>COLOR: Black</p> <p>CONTACT: Douglas Sports 800.553.8907</p> <p>NOTES: Standard in-ground installation (direct bury)</p>	<p>Historical /interpretive Information Plaque (Pedestal Mounted)</p>  <p>DESCRIPTION: Quantity: 6 Material: Metal</p> <p>MANUFACTURER: TBD</p> <p>COLOR: Metal</p> <p>CONTACT: TBD</p> <p>NOTES: TBD</p>	<p>Bike Fixit Station</p>  <p>DESCRIPTION: Bike Fixit Station - Air Kit 2, or Approved Equal</p> <p>MANUFACTURER: Dero Bike Racks</p> <p>COLOR: Black</p> <p>CONTACT: http://www.dero.com/product/fixit/</p> <p>NOTES: Fixit Station to be surface mounted and installed per manufacturer's specifications</p>
<p>Movable Table & Chairs (Art Gallery)</p>  <p>DESCRIPTION: Avivo Table 40x40" table top with Avivo Chairs</p> <p>MANUFACTURER: Forms + Surfaces</p> <p>COLOR: Aluminum Powdercoat Finish</p> <p>CONTACT: 805.684.8626</p> <p>NOTES: Optional armrests, Perforated Pattern</p>	<p>Movable Table & Chairs (Retail / Dining)</p>  <p>DESCRIPTION: Catena Table 42" diameter table top with Verona Chairs</p> <p>MANUFACTURER: Landscape Forms</p> <p>COLOR: 'Stormcloud' Powdercoat Finish for Chairs & Table</p> <p>CONTACT: Rebecca Casey 800.430.6206 x 1313</p> <p>NOTES: Chairs: Optional armrests, Metal Grid Pattern, Table: Catena freestanding</p>	<p>Wood Farm Table</p>  <p>DESCRIPTION: Reclaimed Wood Farm Table</p> <p>MANUFACTURER: Blacks Farmwood</p> <p>COLOR: -</p> <p>CONTACT: 415.454.8312 blacksfarmwood.com</p> <p>NOTES:</p>	<p>Circle 'Flat Rainbow' Tree Grate</p>  <p>DESCRIPTION: Round 5' Diameter Tree Grate - 'Flat Rainbow' style</p> <p>MANUFACTURER: Urban Accessories</p> <p>COLOR: Cast iron</p> <p>CONTACT: Recreation Republic 760.690.4030</p> <p>NOTES: Install per manufacturers recommendations</p>	<p>Square 'Flat Rainbow' Tree Grate</p>  <p>DESCRIPTION: Rectangular 4' x 6' Tree Grate - 'Flat Rainbow' style</p> <p>MANUFACTURER: Urban Accessories</p> <p>COLOR: Cast iron</p> <p>CONTACT: Recreation Republic 760.690.4030</p> <p>NOTES: Install per manufacturers recommendations</p>

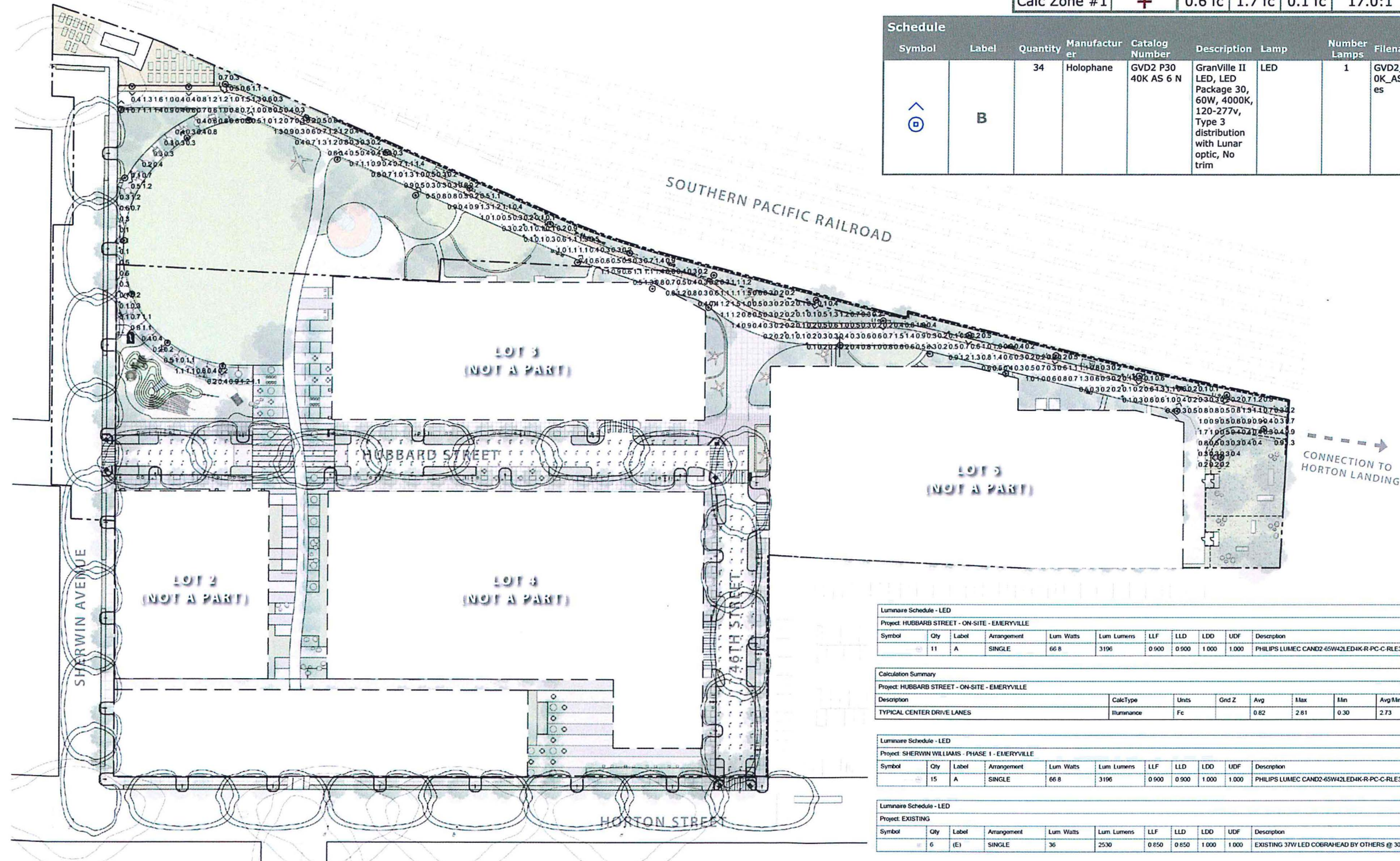
LEGEND


- + Emeryville Greenway Lighting
- Emeryville Standard Street Light




Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.6 fc	1.7 fc	0.1 fc	17.0:1	6.0:1

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	B	34	Holophane	GVD2 P30 40K AS 6 N	Granville II LED, LED Package 30, 60W, 4000K, 120-277v, Type 3 distribution with Lunar optic, No trim	LED	1	GVD2_P30_40K_AS_6_N.i es	3135	0.95	60



Luminaire Schedule - LED											
Project: HUBBARD STREET - ON-SITE - EMERYVILLE											
Symbol	Qty	Label	Arrangement	Lum Watts	Lum Lumens	LLF	LLD	LDD	UDF	Description	Filename
	11	A	SINGLE	66.8	3196	0.900	0.900	1.000	1.000	PHILIPS LUMEC CAND2-65W42LED4K-R-PC-C-RL3-HS @ 13' LC	CAND2-65W42LED4K-R-PC-C-RL3-H

Calculation Summary										
Project: HUBBARD STREET - ON-SITE - EMERYVILLE										
Description	CalcType	Units	Grd Z	Avg	Max	Min	Avg/Min	Max/Min		
TYPICAL CENTER DRIVE LANES	Illuminance	Fc		0.82	2.81	0.30	2.73	9.37		

Luminaire Schedule - LED											
Project SHERWIN WILLIAMS - PHASE 1 - EMERYVILLE											
Symbol	Qty	Label	Arrangement	Lum Watts	Lum Lumens	LLF	LLD	LDD	UDF	Description	Filename
	15	A	SINGLE	66.8	3196	0.900	0.900	1.000	1.000	PHILIPS LUMEC CAND2-65W42LED4K-R-PC-C-RL3-HS @ 13' LC	CAND2-65W42LED4K-R-PC-C-RL3-H

Luminaire Schedule - LED											
Project: EXISTING											
Symbol	Qty	Label	Arrangement	Lum. Watts	Lum. Lumens	LLF	LLD	LDD	UDF	Description	Filename
⊙	6	(E)	SINGLE	36	2530	0.850	0.850	1.000	1.000	EXISTING 37W LED COBRAHEAD BY OTHERS @ 30' + 4' ARM	STR-LWY-281_02-D-UL-525-43K

LEGEND

● Public Trash Collection Location



Bay-Friendly Scorecard for Commercial & Civic Landscapes



This scorecard tracks Bay-Friendly features incorporated into the design and construction of new landscapes. The recommended minimum requirements for a Bay-Friendly Landscape are: earn a total of 60 points or more and complete the 9 required practices indicated by the red "R" in the columns labeled "Possible Points".

Date: 11/07/17

Current Point Total: 0

Enter Project Name Here

A. SITE PLANNING

1. Select and evaluate the site carefully

<input type="checkbox"/>	a. Submit the completed Bay-Friendly Site Analysis form before 100% design development documents	0	5						
<input checked="" type="checkbox"/>	b. The site is located within an urban growth boundary and avoids environmentally sensitive sites	3	3						
<input type="checkbox"/>	c. The site development results in the clean up of a contaminated site (i.e. Brownfield) or is in a designated redevelopment area	3						3	
2. Consider the potential for fire									
<input type="checkbox"/>	a. For sites adjacent to fire sensitive open space or wild lands only: Submit a Fire Mitigation Plan	0	5						
3. Keep plant debris on site									
a. Produce mulch from plant debris									
<input type="checkbox"/>	i. Design documents specify areas under tree & shrub canopies and at least 10 feet away from hard surfaces and storm drains, to be used as a leaf repository for mulch	0	1						
<input type="checkbox"/>	ii. Construction documents specify that of the trees identified for removal, some are chipped for use as mulch onsite	0	1						
b. Produce compost from plant debris									
<input type="checkbox"/>	i. A site for composting is included in landscape plans. Systems for composting up to and including 3 cubic yards at one time	1	1						
<input type="checkbox"/>	ii. Systems for composting more than 3 and up to 10 yards at one time (total 2 points)	1	1						
<input type="checkbox"/>	iii. Systems 10 cubic yards or larger (total 3 points)	0	1						
4. Reduce and recycle waste									
<input type="checkbox"/>	a. An easily accessible area is dedicated to the collection and storage of materials for recycling	2	2						
5. Minimize site disturbance									
<input type="checkbox"/>	a. On Greenfield sites, limit site disturbance to protect topography, vegetation and hydrology (total 3 points)	3	1					1	1
<input type="checkbox"/>	b. On previously developed sites, restore vegetation and hydrology (total 3 points)	3	1					1	1
6. Provide water and/or shelter for wildlife such as birdhouses, bathouses, boulders, logs, wood piles, large native shrubs or trees									
<input type="checkbox"/>		1						1	
7. Conserve or restore natural areas & wildlife corridors									
<input type="checkbox"/>	a. The landscape is designed to preserve 80% of existing mature healthy trees and penalties for destruction of protected trees are included in construction contract	0							2
<input type="checkbox"/>	b. The landscape is designed to increase open space compared to its previous use and/or to connect it to other open space or wildlife corridors	2							2
<input type="checkbox"/>	c. Create or protect a diverse plant buffer of low maintenance vegetation along creeks, shorelines or monocultured landscaped areas	2							2
Site Planning Subtotal, out of possible 33 points:		21	5	4				5	7

B. STORMWATER AND SITE DRAINAGE

1. Minimize impervious surfaces

- ☐ a. Permeable paving, gravel or other porous surfaces are installed for

Bay Friendly Scorecard
Civic Commercial Landscapes

2008
Edition

Page 1 of 7

Enter Project Name Here

<input type="checkbox"/>	i. 25% OR	0					1		
<input type="checkbox"/>	ii. 33% (total 3 points) OR	0					2		
<input type="checkbox"/>	iii. 50% of the paved area (total 5 points)	0					2		
<input type="checkbox"/>	b. No impervious surfaces directly connect to the storm drain	2					2		
2. Design a system to capture and filter storm water									
<input type="checkbox"/>	a. Capture and filter runoff from parking lots into landscape beds, vegetated swales or other landscape stormwater BMPs	2					2		
b. Incorporate landscape measures, including vegetated swales, infiltration planters, detention basins and/or stormwater wetlands, that are designed to capture and filter:									
<input type="checkbox"/>	i. 85% of average annual stormwater runoff OR	2					2		
<input type="checkbox"/>	ii. 100% of average annual runoff (total 4 points)	2					2		
<input type="checkbox"/>	c. Bioswales specify flat bottoms of at least 18 inches across and/or rock cobble at points of concentrated flow	1					1		
<input type="checkbox"/>	d. Turf is not specified in bioswales	1					1		
<input type="checkbox"/>	e. Direct rain water from all down spouts to planters, swales or landscaped areas	1					1		
Stormwater and Site Drainage Subtotal, out of possible 16 points:		11					11		
C. EARTHWORK AND SOIL HEALTH									
1. Assess the soil and test drainage									
<input type="checkbox"/>	a. Submit laboratory soil analysis results and recommendations for compost and natural fertilizers (total 3 points)	3	2			1			
2. Remove and store topsoil before grading									
<input type="checkbox"/>	a. The removal, temporary storage, and re-spreading of topsoil is specified in the landscape design documents AND specifications include a maximum topsoil pile height of 6 feet, as well as measures to protect the stored topsoil from erosion	2				2			
3. Protect soil from compaction									
<input type="checkbox"/>	a. Grading specifications and construction plans call for the installation and maintenance of fencing to prohibit parking or materials staging in areas identified for protection	2				2			
<input type="checkbox"/>	b. Design documents specify that soil is not worked when wet	1				1			
4. Aerate compacted soils									
<input type="checkbox"/>	a. Design documents include specification to alleviate compacted soils to a depth of at least 8 inches, before planting, for all landscaped areas that can not be protected during construction	1				1			
<input type="checkbox"/>	b. Design documents include specification to alleviate compacted soils to a depth of at least 12 inches, before planting, for all landscaped areas that can not be protected during construction (total 2 points)	1				1			
5. Feed soils naturally & avoid synthetic fertilizers									
<input type="checkbox"/>	a. Fertilizers or soil amendment materials prohibited by Organic Materials Research Institute (OMRI) in its generic materials list are not allowed in the construction of the project	0				1			
6. Mulch									
<input type="checkbox"/>	a. Required: Planting specifications and plans indicate that after construction, all soil on site is protected with a minimum of 3 inches of mulch					R			
7. Amend the soil with compost before planting									
<input type="checkbox"/>	i. Required: 3.5% by dry weight OR 1 inch of quality compost OR					R			
<input type="checkbox"/>	ii. 5% by dry weight OR (total 2 points)	0				1	1		
<input type="checkbox"/>	iii. Specify the use of compost from processors that participate in the US Composting Council's Standard Testing Assurance program	1				1			

Bay Friendly Scorecard
Civic Commercial Landscapes

2008
Edition

Page 2 of 7

Enter Project Name Here

<input type="checkbox"/>	a. Sheet mulch is specified for weed control (total 3 points)	0			1			2	
<input type="checkbox"/>	b. Synthetic chemical pre-emergents are prohibited	2						2	
9. Keep soil & organic matter where it belongs									
<input type="checkbox"/>	a. Compost berms or blankets or socks are specified for controlling erosion (total 2 points)	2			1			1	
Earthwork and Soil Health Subtotal, out of possible 21 points:		15	2			9	1		3
D. MATERIALS									
1. Use salvaged items & recycled content materials									
a. Non-plant landscape materials are salvaged or made from recycled content materials or FSC certified wood:									
<input type="checkbox"/>	i. Decking (100% of non structural materials)	0						1	
<input type="checkbox"/>	ii. Fencing (100% of non structural materials)	0						2	
<input type="checkbox"/>	iii. Outdoor furniture such as bike racks, benches, tables and chairs (50% minimum)	0						2	
<input type="checkbox"/>	iv. Planters or retaining walls (100% of either or both)	0						1	
<input type="checkbox"/>	v. Parking stops or lighting/sign posts (100% of either or both)	0						1	
<input type="checkbox"/>	vi. Play structures or surfaces (100% of either or both)	0						2	
<input type="checkbox"/>	vii. Edging or decorative glass mulch (100% of either or both)	0						1	
<input type="checkbox"/>	b. A minimum 25% of recycled aggregate (crushed concrete) is specified for walkway, driveway, roadway base and other uses	2						2	
c. Replace Portland cement in concrete with flyash or slag									
<input type="checkbox"/>	i. 20%	1						1	
<input type="checkbox"/>	ii. 25% (total 2 points)	0						1	
d. Purchased compost and/or mulch is recycled from local, organic materials such as plant or wood waste									
<input type="checkbox"/>	i. 100% of compost OR 100% of mulch	1						1	
<input type="checkbox"/>	ii. 100% of both (total 2 points)	0						1	
2. Reduce and recycle landscape construction waste									
<input type="checkbox"/>	a. Required: Divert 50% of landscape construction and demolition waste.							R	
<input type="checkbox"/>	b. Divert 100% of asphalt and concrete and 65% of remaining materials OR	0						2	
<input type="checkbox"/>	c. Divert 100% of asphalt and concrete and 80% of remaining materials (total 4 points)	0						2	
<input type="checkbox"/>	d. Donate unused materials	0						1	
3. Reduce the heat island effect with cool site techniques									
<input type="checkbox"/>	a. at least 50% of the paved site area includes cool site techniques	0							2
4. Design lighting carefully									
<input type="checkbox"/>	a. Low energy fixtures are specified for all site lighting	2							2
<input type="checkbox"/>	b. Photovoltaic is specified for site lighting								
<input type="checkbox"/>	i. all path lighting is solar powered	0							1
<input type="checkbox"/>	ii. 50% of all other site lighting is solar powered	0							2
<input type="checkbox"/>	iii. 100% of all other site lighting is solar powered (total 4 points)	0							2
<input type="checkbox"/>	c. Reduce light pollution and trespass: exterior luminaires emit no light above horizontal or are Dark Sky certified	0							1
d. The site and exterior building lighting does not cast direct beam illumination onto adjacent properties or right of ways									
<input type="checkbox"/>		1							1
5. Choose and maintain equipment for fuel conservation									
<input type="checkbox"/>	a. Specify solar powered pump(s) for water features	0							1
6. Specify low embodied energy products									
<input type="checkbox"/>									

Bay Friendly Scorecard
Civic Commercial Landscapes

2008
Edition

Page 3 of 7

Enter Project Name Here		Points Achieved	Landscape Locally	Less to Landfill	Nurture the Soil	Conserve Water	Conserve Energy	Water and Air Quality	Create Wildlife Habit
<input type="checkbox"/>	a. 100% of any stone and non-concrete hardscapes materials are produced within 500 miles of the project site	0				2			
7. Use integrated pest management									
<input type="checkbox"/>	a. Design documents include construction specifications that require integrated pest management	0				2			
8. Use organic pest management									
<input type="checkbox"/>	a. Design documents include construction specifications that prohibit the use of pesticides that are prohibited by Organic Materials Research Institute in its generic materials list (total 4 points)	2						2	
Materials Subtotal, out of possible 39 points:		9	4		3	2			
E. PLANTING									
1. Select appropriate plants: choose & locate plants to grow to natural size and avoid shearing									
<input type="checkbox"/>	a. Required: No species will require shearing			R					
<input type="checkbox"/>	b. Plants specified can grow to mature size within space allotted them	1	1						
2. Select appropriate plants: do not plant invasive species									
<input type="checkbox"/>	a. Required: None of the species listed by Cal-IPC as invasive in the San Francisco Bay Area are included in the planting plan			R					
3. Grow drought tolerant CA native, Mediterranean or climate adapted plants									
<input type="checkbox"/>	a. Specify California native, Mediterranean or other climate adapted plants that require occasional, little or no summer water for:								
<input type="checkbox"/>	i. Required: 75% of all non-turf plants				R				
<input type="checkbox"/>	ii. 100% of all non-turf plants	2			2				
<input type="checkbox"/>	b. 100% of the non-turf plant palette needs no irrigation once established (total 5 points)	0			3				
4. Minimize the lawn									
<input type="checkbox"/>	a. Turf is not specified in areas less than 8 feet wide or in medians, unless irrigated with subsurface or low volume irrigation	2			2				
<input type="checkbox"/>	b. Turf shall not be installed on slopes exceeding 10%	2			2				
<input type="checkbox"/>	c. Total irrigated area specified as turf is limited to:								
<input type="checkbox"/>	i. Required: A maximum of 25%, with sports or multiple use fields exempted.				R				
<input type="checkbox"/>	ii. A maximum of 15%, with sports or multiple use fields exempted	0			2				
<input type="checkbox"/>	iii. No turf is specified (total 5 points)	0			3				
5. Implement hydrozoning									
<input type="checkbox"/>	a. Group plants by water requirements and sun exposure and select plant species that are appropriate for the water use within each zone and identify hydrozones on the irrigation plan (with separate irrigation valves for differing water needs, if irrigation is required)	2			2				
6. Provide shade to moderate building temperatures									
<input type="checkbox"/>	a. Protect existing trees and/or specify new trees such that 50% or more of west facing glazing and walls will be shaded (at 4 pm in September) by the trees at their mature size AND trees must be deciduous	0				2			
7. Plant trees									
<input type="checkbox"/>	a. At least 50% of the paved site area is shaded by trees or other vegetation	0				2			
<input type="checkbox"/>	b. At least one tree species is a large stature species (total 2 points)	2				1		1	
8. Diversity									
<input type="checkbox"/>	a. Landscapes less than 20,000 square feet shall have a minimum of:								
<input type="checkbox"/>	i. 20 distinct species OR	1						1	
<input type="checkbox"/>	ii. 30 distinct plant species (total 3 points)	0						2	
<input type="checkbox"/>	b. Landscapes with 20,000 to 43,560 square feet (1 acre) shall include a minimum of:								
<input type="checkbox"/>	i. 30 distinct plant species OR	1							1

Enter Project Name Here		Points Achieved	Landscape Locally	Less to Landfill	Nurture the Soil	Conserve Water	Conserve Energy	Water and Air Quality	Create Wildlife Habit
<input type="checkbox"/>	i. 40 distinct species OR (total 2 points)	0						1	
<input type="checkbox"/>	ii. 50 distinct plant species (total 4 points)	0						2	
c. Landscapes of greater than 1 acre shall include a minimum of 40 distinct plant species AND									
<input type="checkbox"/>	i. one additional species per acre over 1 acre OR	0						2	
<input type="checkbox"/>	ii. two additional species per acre over 1 acre (total 4 points)	2						2	
9. Choose California natives first									
<input type="checkbox"/>	a. CA natives are specified for 50% of non-turf plants	2						2	
Planting Subtotal, out of possible 36 points:		17	1		8	1		7	
F. IRRIGATION									
1. Design for on-site rainwater collection, recycled water and/or graywater use									
<input type="checkbox"/>	a. Irrigation systems and/or all ornamental uses of water (ponds, fountains, etc) are plumbed for recycled water where it is available from a municipal source	3			3				
<input type="checkbox"/>	b. Design a system that can store and use rainwater and/or graywater to satisfy a percentage of the landscape irrigation requirements:								
<input type="checkbox"/>	i. 10% OR	0							
<input type="checkbox"/>	ii. 50% OR (total 4 points)	0							
<input type="checkbox"/>	iii. 100% of dry season landscape water requirements satisfied with harvested rainwater (total 5 points)	0							
2. Design and install high efficiency irrigation systems									
<input type="checkbox"/>	a. Required: Specify weather based (automatic, self adjusting) irrigation controller(s) that includes a moisture and/or rain sensor shutoff					R			
<input type="checkbox"/>	b. Required: Sprinkler and spray heads are not specified for areas less than 8 feet wide					R			
<input type="checkbox"/>	c. Specify and install irrigation equipment with an operational distribution uniformity of 80% or greater, such as drip or bubblers for:								
<input type="checkbox"/>	i. 75% of non-turf irrigated areas	2				2			
<input type="checkbox"/>	ii. 100% of non-turf irrigated areas (total 5 points)	3				3			
<input type="checkbox"/>	d. For all turf areas: Specify and install equipment with a precipitation rate of 1 inch or less per hour and an operational distribution uniformity of 70% or greater	2				2			
<input type="checkbox"/>	e. Design and install irrigation system that will be operated at 70% of reference ET	3				3			
3. Install a dedicated meter for landscape water use or install a submeter									
<input type="checkbox"/>	a. A dedicated irrigation meter or submeter is specified to track irrigation water	2				2			
Irrigation Subtotal, out of possible 20 points:		15				15			
G. MAINTENANCE									
1. Keep plant debris on site									
a. Grasscycle									
<input type="checkbox"/>	i. Ongoing maintenance includes grasscycling (grass clippings left on the lawn after mowing) for all lawns from April through October, or longer. Sports turf may be excluded "in season" when clippings will interfere with play	0	2						
<input type="checkbox"/>	b. Produce mulch from plant debris								
<input type="checkbox"/>	i. Ongoing maintenance requires that leaves and/or plant debris less than 4 inches (including cut or chipped woody prunings) be re-incorporated into the mulch layer of landscaped areas away from storm drain	0	2						
<input type="checkbox"/>	c. Produce compost from plant debris								
<input type="checkbox"/>	i. Ongoing maintenance includes composting plant debris on site	0	3						
2. Separate plant debris for clean green discounts									
<input type="checkbox"/>	a. Ongoing maintenance requires all exported plant debris be separated from other refuse and taken to a facility where it will be used to produce compost or mulch	3		3					

Enter Project Name Here		Points Achieved	Landscape Locally	Less to Landfill	Nurture the Soil	Conserve Water	Conserve Energy	Water and Air Quality	Create Wildlife Habit
3. Protect soil from compaction									
<input type="checkbox"/>	a. Ongoing maintenance requires that soil is not worked when wet, generally between October and April	1			1				
4. Feed soils naturally & avoid synthetic fertilizers									
<input type="checkbox"/>	a. Ongoing maintenance includes topdressing turf with finely screened quality compost after aeration 1-4 times per year	1			1				
<input type="checkbox"/>	b. Ongoing maintenance uses compost, compost tea or other naturally occurring, non-synthetic fertilizers as the plant and soil amendment for all landscape areas	1			1				
<input type="checkbox"/>	c. Ongoing maintenance prohibits fertilizers that are prohibited by Organic Materials Research Institute	1			1				
5. Mulch Regularly									
<input type="checkbox"/>	a. Ongoing maintenance requires regular reapplication of organic mulch, to a minimum depth of 3 inches (total 2 points)	2			1	1			
6. Manage and maintain irrigation system so every drop counts									
<input type="checkbox"/>	a. Ongoing maintenance includes a schedule for reading the dedicated meter or submeter and reporting water use	1				1			
<input type="checkbox"/>	b. At completion of the installation, the contractor shall provide the property owner with 1. precipitation rate for each valve zone, 2. area calculations for each irrigation zone and the irrigation plans which include the location of irrigation supply shut off, 3. internet address for watering index information	0				2			
<input type="checkbox"/>	c. Ongoing maintenance includes regular checking of irrigation equipment, and/or checking soil moisture content before watering AND/OR immediate replacement of broken equipment with equal or superior materials	1				1			
7. Use IPM as part of maintenance practices									
<input type="checkbox"/>	a. Ongoing maintenance includes integrated pest management specifications	0						2	
<input type="checkbox"/>	b. At least one landscaping staff member or contractor is trained in the use of IPM or is a Bay-Friendly Qualified Professional	0						2	
8. Choose and maintain your materials, equipment & vehicles carefully									
<input type="checkbox"/>	a. Ongoing maintenance requires that all oil leaks are repaired immediately and that repairs are not done at the landscape site	0						1	
<input type="checkbox"/>	b. Landscape maintenance equipment uses bio-based lubricants and/or alternative fuels.	0						2	
9. Use organic pest management									
<input type="checkbox"/>	a. Ongoing maintenance does not allow the use of pesticides that are prohibited by Organic Materials Research Institute in its generic materials list	2							2
Maintenance Subtotal, out of possible 29 points:		13	3	5	3			2	
H. INNOVATION									
1. Bay-Friendly Landscape Guidelines and Principles are defined and referenced in the construction bid documents									
<input type="checkbox"/>		3	3						
2. Design & install educational signage									
<input type="checkbox"/>	a. Provide instructional signs and other educational materials to describe the Bay-Friendly design, construction and maintenance practices	4	4						
3. Create a Bay-Friendly Maintenance task list									
<input type="checkbox"/>	a. Provide a detailed Bay-Friendly maintenance task list and/or use the BF Model Maintenance Specifications as an official reference document in the landscape maintenance contract and/or with on site landscape staff (total 7 points)	7	1	1	1	1	1	1	1
4. Employ a holistic approach									
<input type="checkbox"/>	a. Site analysis is submitted AND 65% of landscape construction waste is diverted AND planting plan includes a diverse palette AND 50% of non-turf plants are California native species AND none of the landscape area is in turf AND compost is specified for amending the soil during installation AND natural fertilizers are specified as the exclusive source of nutrients AND integrated OR organic pest management is specified (total 7 points)	0	1	1	1	1	1	1	1
5. Innovation: Design your own Bay-Friendly Innovation									
<input type="checkbox"/>	a. Enter description of innovation below, and enter up to 4 points at the right. Points will be evaluated by a Bay-Friendly rater.								
<input type="checkbox"/>	i. Innovation description:								
Innovation Subtotal, out of possible 25 points:		14	8	1	1	1	1	1	1
Summary									
Total Possible Points:		219	25	43	20	45	22	36	28
Total Points Achieved:		115	15	13	15	28	5	20	19