



FILED  
OFFICE OF THE CITY CLERK  
OAKLAND

2014 NOV 25 AM 10:50 **AGENDA REPORT**

**TO:** HENRY L. GARDNER  
INTERIM CITY ADMINISTRATOR

**FROM:** Rachel Flynn

**SUBJECT:** Tract No. 8196 Subdivision Map,  
4425 Piedmont Avenue

**DATE:** November 13, 2014

City Administrator  
Approval

Date

11-24-14

**COUNCIL DISTRICT: 1**

**RECOMMENDATION**

Staff recommends that the City Council adopt:

**Resolution Conditionally Approving A Final Map For Tract No. 8196 Located At 4425 Piedmont Avenue For A Seven Lot Residential Subdivision for 4425 Piedmont LP; and**

**Resolution Authorizing The City Administrator Or His Designee To Enter Into A Subdivision Improvement Agreement With 4425 Piedmont LP For Deferred Construction Of Public Infrastructure Improvements As A Condition To Final Map Approval For Tract No. 8196 Located At 4425 Piedmont Avenue**

**OUTCOME**

Adopting the two resolutions will:

- Approve the Subdivision Improvement Agreement (SIA) with 4425 Piedmont Avenue LP for deferred construction of public infrastructure improvements; and
- Accept the dedication of an emergency vehicle easement, conditioned on completion of the public infrastructure improvements; and
- Authorize the City Engineer and City Clerk to execute the Final Subdivision Map for recording with the Alameda County Clerk-Recorder.

Item: \_\_\_\_\_  
City Council  
December 9, 2014

## **BACKGROUND/ LEGISLATIVE HISTORY**

4425 Piedmont LP (“Subdivider”) is the owner in fee title and subdivider of a single lot comprising approved Tentative Tract Map No. 8196. On July 16, 2014, the Planning Commission approved the tentative subdivision map (TTM 8196) and land use entitlements (PLN14-120), subject to various conditions of approval, and confirmed staff’s environmental determination that the proposal was exempt from CEQA under CEQA Guidelines sections 15183 and 15332.

Government Code section 66462 authorizes the City to enter into a Subdivision Improvement Agreement with the Subdivider as a condition precedent to the approval of the final map if, at the time of approval of the final map, any required public improvements have not been completed and accepted. The Subdivision Improvement Agreement (SIA) will guarantee construction of public infrastructure improvements, including a sanitary sewer main, a shared access facility, storm drain lines, curb, gutter and sidewalk. The homeowners association will be responsible for maintaining the shared access facility, on-site storm drainage system and sanitary sewer main, including all improvements within the emergency vehicle access easement). The SIA includes the following terms:

- Require the construction of surface and subsurface infrastructure improvements (permit PX1400070) after the Final Subdivision Map is recorded; and
- Require the completion of the infrastructure construction within one (1) year; and
- Require that adequate security (150% of construction cost) be posted prior to execution of the SIA as security to assure completion of the infrastructure construction; and
- Requires the Subdivider to procure and maintain required minimum limits of insurance;
- Require a one (1) year warrantee period following completion of the infrastructure construction; and
- Require adequate security (25% of construction cost) to maintain the infrastructure during the warrantee period.

The Subdivider has presented a Final Map to the City that proposes subdivision of a single lot into seven (7) mini-lots for construction of four single family dwellings and three 3-unit mixed use condominium buildings with a shared access facility (restricting public access) and an emergency vehicle easement. The City Engineer has determined that the Final Subdivision Map is in substantial compliance with the approved tentative subdivision map. Approval of the Final Subdivision Map will be a ministerial action by the City Council, and approval of the SIA will be a discretionary action.

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December 9, 2014

### **ANALYSIS**

As set forth in California Government Code section 664474.1 (Subdivision Map Act), approval of a Final Subdivision Map is an administrative, ministerial, and mandatory action by the City Council once the City Engineer has determined that the Final Subdivision Map conforms substantially with the previously approved Tentative Subdivision Map and is technically correct (correct map size and medium, correct metes and bounds, required signatures, required statements, required licensures, etc.).

The controlling discretionary action to be taken by the City relating to a subdivision map is at the Tentative Subdivision Map stage. The purpose of submitting the Final Subdivision Map to the City Council is to ensure that the Council and the public remain informed about development in the City.

Approval of the SIA will enable the City to enter into a binding legal agreement with the Subdivider to ensure that the Subdivider complies with City-imposed conditions of approval and other legal requirements.

### **PUBLIC OUTREACH/ INTEREST**

The adjoining property owners were notified of the project as part of the Tentative Subdivision Map approval process.

### **COORDINATION**

The Office of the City Attorney has reviewed the resolutions for form and legality, and the Budget Office has reviewed this agenda report.

### **COST SUMMARY/ IMPLICATIONS**

Staff costs for processing the Final Subdivision Map and the infrastructure permit have been covered by previously collected fees set by the Master Fee Schedule and paid by the developer. The revenue has been deposited in the Development Service Fund (2415), Engineering: Project Coordination (84432), Public Works Fee: Miscellaneous (45119), Engineering and Architectural Plan Approval (PS30).

## **SUSTAINABLE OPPORTUNITIES**

**Economic:** The subdivision will provide opportunities for home ownership for the Oakland community.

**Environmental:** Land use approvals and construction permits for new buildings require that the permittee comply with City ordinances and regional Best Management Practices for reducing nuisance noise, fugitive dust, construction debris disposal, and storm drainage pollutant runoff.


**Social Equity:** The proposed development will provide housing opportunities and assist the economic revitalization of the City.

## **CEQA**

Approval of the final subdivision map is exempt from CEQA pursuant to Public Resources Code section 21080(b)(1) (ministerial projects) and CEQA Guidelines section 15268 (ministerial projects). Approval of the Subdivision Improvement Agreement is exempt from CEQA pursuant to CEQA Guidelines sections 15183 (consistency with an adopted General Plan) and 15332 (infill project).

For questions regarding this report, please contact Shahram Aghamir, Civil Engineer, at 510-238-3975.

Respectfully submitted,

  
\_\_\_\_\_  
RACHEL FLYNN, Director  
Planning and Building Department

Reviewed by: Deborah Sandercock, City Engineer

Prepared by: Shahram Aghamir, Civil Engineer

Item: \_\_\_\_\_  
City Council  
December 9, 2014

2014 NOV 25 AM 10:50

Councilmember



Office of the City Attorney

## OAKLAND CITY COUNCIL

**Resolution No. \_\_\_\_\_ C.M.S.**

**RESOLUTION CONDITIONALLY APPROVING A FINAL MAP FOR TRACT NO. 8196 LOCATED AT 4425 PIEDMONT AVENUE FOR A SEVEN LOT SUBDIVISION FOR 4425 PIEDMONT LP**

**WHEREAS**, 4425 Piedmont LP, a California limited partnership (no. 201313800010) (“Subdivider”), is the subdivider of a single parcel identified by the Alameda County Assessor as APN 013-1128-008, and by the Alameda County Clerk-Recorder as Tract No. 8196, and by the City of Oakland as 4425 Piedmont Avenue; and

**WHEREAS**, the Subdivider has acquired by purchase for valuable consideration the real property comprising Tract No. 8196 through a grant deed, series no. 2014054334, recorded February 21, 2014 by the Alameda County Clerk-Recorder; and

**WHEREAS**, said single parcel is comprised of Lot 3 and a portion of Lot 6 in Block 1 of the Map entitled “Plan of the Howe Tract, recorded by the Alameda County Recorder on December 19, 1876 in Liber 5 of maps, Page 24”; and

**WHEREAS**, the Subdivider applied to the City of Oakland for a Tentative Tract Map (TTM 8196) to subdivide said platted land, which proposed:

- the subdivision of said single lot and the establishment through a Final Map of seven (7) mini-lots comprising Tract No. 8196 for the future construction of four single family dwellings, three 3-unit mixed use condominium buildings and appurtenant infrastructure; and
- the irrevocable offer of dedication to the City of Oakland of a new emergency vehicle access easement; and

**WHEREAS**, on July 16, 2014, the City Planning Commission approved the Tentative Tract Map for Tract No. 8196 and the land use entitlements (PLN14-120), and affirmed staff’s environmental determination that the project is exempt from CEQA pursuant to Section 15183 (projects consistent with a community plan, general plan, or zoning) and Section 15332 (infill project) of the CEQA Guidelines; and

**WHEREAS**, the Secretary of the Planning Commission of the City of Oakland has certified that the Planning Commission approved the Tentative Map for Tract No. 8196, upon which said Final Map is based; and

**WHEREAS**, the City Engineer of the City of Oakland has determined that:

- the Final Map for Tract No. 8196, delineated diagrammatically in *Exhibit A* attached hereto and incorporated herein, is substantially the same as the Tentative Map approved by the Planning Commission; and
- the Final Map for Tract No. 8196 complies in all manners with the provisions of California Government Code sections 66410 et seq. (Subdivision Map Act) and the City of Oakland's local subdivision ordinance (Oakland Municipal Code, Title 16 - Subdivisions); and

**WHEREAS**, pursuant to California Business and Professions Code section 6731, the City Engineer has further determined that the Final Map is technically correct and accurately delineates the proposed metes and bounds of the property boundaries separating the proposed seven (7) lots and the proposed dedicated emergency vehicle access easement, the limits of which have been established by a field boundary survey performed by a competent Land Surveyor, who is licensed by the State of California to practice land surveying, and can be re-established from the monuments, property corners, radii, bearings, and distances shown on the Final Map for Tract No. 8196; and

**WHEREAS**, the Subdivider has employed a competent design professional, who is licensed by the State of California to practice civil engineering, to prepare plans and specifications for the construction of required surface and subsurface public infrastructure improvements in the public right of way and within the proposed on-site emergency vehicle access easement; and

**WHEREAS**, the City Engineer has approved infrastructure permit no. PX1400070 and the Subdivider's plans and specifications for construction of the required public infrastructure improvements, attached hereto as *Exhibit B* and incorporated herein; and

**WHEREAS**, through a separate companion Resolution, staff is seeking authorization to enter into a Subdivision Improvement Agreement with the Subdivider pursuant to Government Code section 66462 and Oakland Municipal Code section 16.20.100, as a condition precedent to approval of the Final Map for Tract No. 8196, to assure the timely construction, unconditional warrantee, and prescribed maintenance of all required public infrastructure improvements; and

**WHEREAS**, pursuant to Government Code section 66499 et seq. and Oakland Municipal Code section 16.20.100, the Subdivider has deposited adequate security in the form of surety bonds and irrevocable letters of credit to secure the Subdivider's performance of the required public infrastructure improvements identified in the Subdivision Improvement Agreement; and

**WHEREAS**, the City's approval of a final subdivision map is a ministerial action that is exempt from the requirements of CEQA pursuant to Public Resources Code section 21080(b)(1) and CEQA Guidelines section 15268; now, therefore, be it

**RESOLVED:** That the Final Map for Tract No. 8196 conforms to all the requirements in Government Code sections 66410 et seq. (Subdivision Map Act), Title 16 of the Oakland Municipal Code, and CEQA, and is hereby conditionally approved; and be it

**FURTHER RESOLVED:** That the dedication of a new emergency vehicle access easement as delineated on the Final Map is hereby conditionally accepted; and be it

**FURTHER RESOLVED:** That the approval of the Final Map and the acceptance of said dedication are conditioned upon completion to the satisfaction of the City Engineer of public infrastructure improvements, as required by the Subdivision Improvement Agreement; and be it

**FURTHER RESOLVED:** That the Subdivider shall be responsible until the expiration of the warranty period for the installation, maintenance, repair, and removal of all infrastructure improvements within said emergency vehicle access easement as delineated on the Final Map, including but not limited to roadway pavement, sidewalks, curbs, gutters, trees and landscaping, irrigation, electrical lighting, sanitary sewer piping, and storm water piping, but excepting from said responsibility infrastructure improvements that are otherwise regulated by California Public Utilities Commission; and be it

**FURTHER RESOLVED:** That the hereinabove conditions shall be binding upon the Subdivider and its successors or assigns, affiliated companies or corporations, parent companies or corporations, or partners; and be it

**FURTHER RESOLVED:** That the successive owners, both individually as purchasers of real property and collectively as a homeowners association, of said lots as delineated on the Final Map shall be responsible for the maintenance in perpetuity of all infrastructure improvements within said emergency vehicle access easement, excepting from said responsibility infrastructure improvements that are otherwise regulated by California Public Utilities Commission; and be it

**FURTHER RESOLVED:** That failure by the Subdivider to comply in all aspects with the Agreement for construction of public infrastructure shall void approval of the Final Map and void acceptance of said dedications and shall revert the original parcels comprising Tract No. 8196 to acreage; and be it

**FURTHER RESOLVED:** That the City Engineer is hereby authorized to endorse the Final Map for Tract No. 8196; and be it

**FURTHER RESOLVED:** That the City Clerk of the City of Oakland is hereby authorized to endorse the Final Map for Tract No. 8196, upon its execution by the City Engineer; and be it

**FURTHER RESOLVED:** That the City Engineer is hereby authorized to cause the fully executed Final Map for Tract No. 8196 to be filed with the Alameda County Clerk-Recorder for recordation; and be it

**FURTHER RESOLVED:** That this Resolution shall be effective upon its adoption by a sufficient affirmative votes of the elected members of Council of the City of Oakland, as provided in the Charter of the City of Oakland.

IN COUNCIL, OAKLAND, CALIFORNIA, \_\_\_\_\_

**PASSED BY THE FOLLOWING VOTE:**

AYES - BROOKS, GALLO, GIBSON McELHANEY, KALB, KAPLAN, REID, SCHAAF, AND PRESIDENT KERNIGHAN

NOES -

ABSENT -

ABSTENTION -

ATTEST: \_\_\_\_\_

LATONDA SIMMONS  
City Clerk and Clerk of the Council  
of the City of Oakland, California



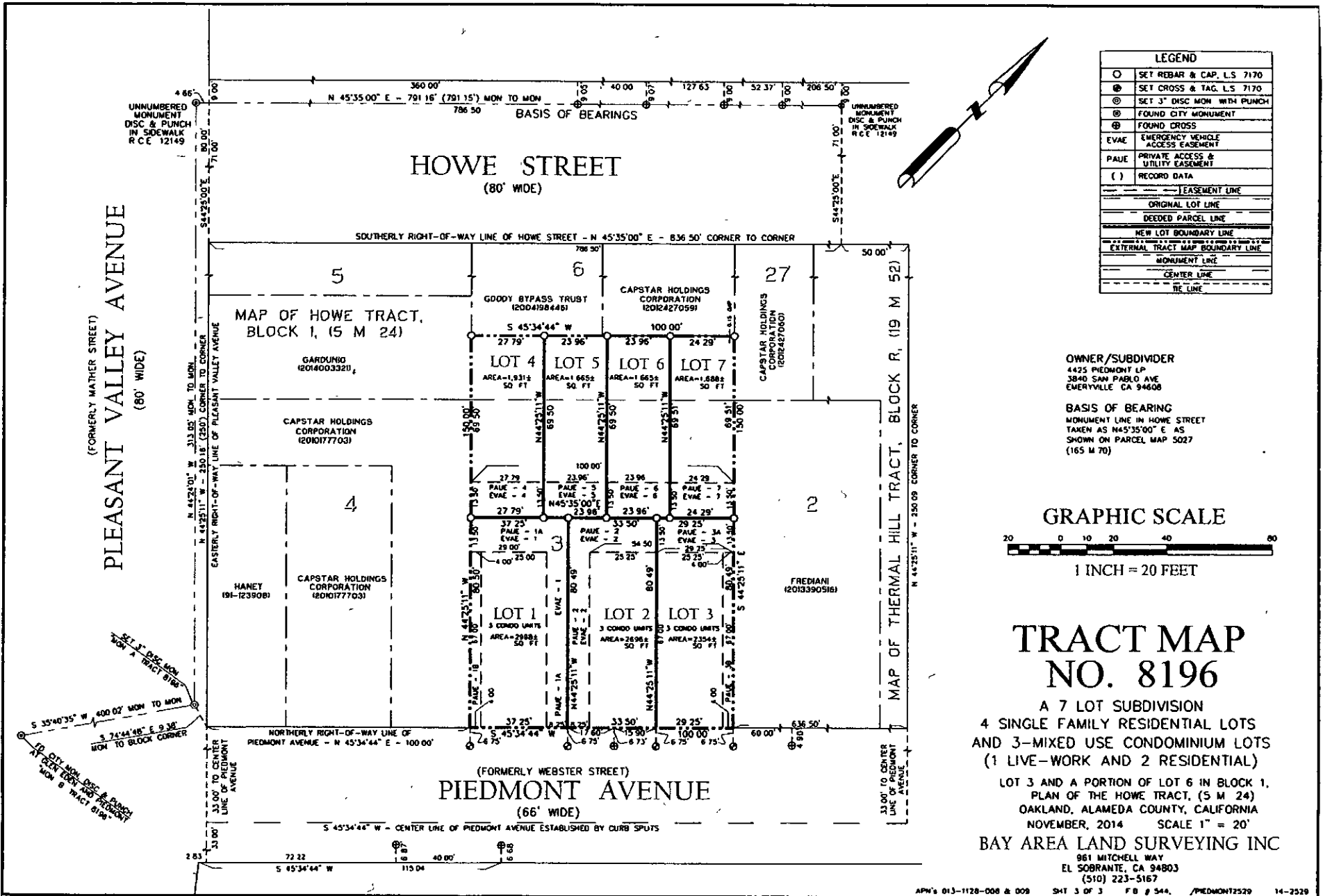


EXHIBIT A

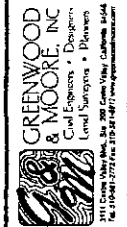
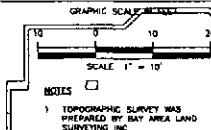
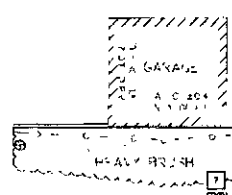
A more legible copy is available at the  
**Office of the City Engineer**  
 250 Frank Ogawa Plaza - 2nd floor  
 Oakland, CA 94612

Not to scale

PLEASANT VALLEY AVENUE  
(80' WIDE)

PIEDMONT AVENUE  
(66' WIDE)

- REVISIONS
- 1 CONFORM TO EXISTING
  - 2 SAWCUT LINE
  - 3 NEW CURB AND CUTTER PER CITY OF OAKLAND STANDARD DETAIL S-1 SEE DETAIL 1/C7.2
  - 4 NEW 14'-3" WIDE DRIVEWAY PER CITY OF OAKLAND STANDARD DETAIL S-2. SEE DETAIL 2/7.2
  - 5 NEW SIDEWALK PER CITY OF OAKLAND STANDARD DETAIL S-1 SEE DETAIL 1/C7.2
  - 6 RETAINING WALL DESIGN BY OTHERS. RETAINING WALLS TO BE REVIEWED UNDER A SEPARATE PERMIT, SEPARATE FROM THE GRADING OR "P" JOB PERMIT
  - 7 STAIRS AND HANDRAIL PER DETAIL 1/C7.0 & 2/C7.0. STAIRS TO BE REVIEWED UNDER A SEPARATE PERMIT. SEPARATE FROM THE GRADING OR "P" JOB PERMIT
  - 8 6" CONCRETE FINISH WITH #4 @ 18" O.C. E.W. # MID SLAB ON 4" CL # 4B COMPACTED TO 95% R.C. ON 6" COMPACTED SUBGRADE TO 95% R.C.
  - 9 4" CONCRETE FINISH WITH #3 @ 16" O.C. E.W. # MID SLAB ON 4" CL # 4B COMPACTED TO 95% R.C. ON 5" COMPACTED SUBGRADE TO 95% R.C.
  - 10 3'X2.5' TREE WELL
  - 11 CONCRETE PAVERS INSTALL PER MANUFACTURER'S SPECIFICATIONS. SEE ARCH SITE PLAN FOR ADDITIONAL INFORMATION
  - 12 RETAINING WALL PER DETAIL 5/C7.0. RETAINING WALLS TO BE REVIEWED UNDER A SEPARATE PERMIT, SEPARATE FROM THE GRADING OR "P" JOB PERMIT
  - 13 END/BEGIN WALL TAPER WALL/CURB 6" IN 12"
  - 14 STEP AT BACK OF SIDEWALK PER DETAIL 8/C7.0
  - 15 FLUSH CONCRETE CURB PER DETAIL 7/C7.0
  - 16 COVERED PARKING
  - 17 2" GRIND AND AG OVERLAY TO CENTER LINE
  - 18 PAVE (PRIVATE ACCESS AND UTILITY EASEMENT) SEE TRACT MAP FOR ADDITIONAL INFORMATION



4425 PIEDMONT AVENUE  
OAKLAND, CA 94611  
TRACT 8196 IMPROVEMENTS  
PX 1400070 & OR 1400085

SITE PLAN

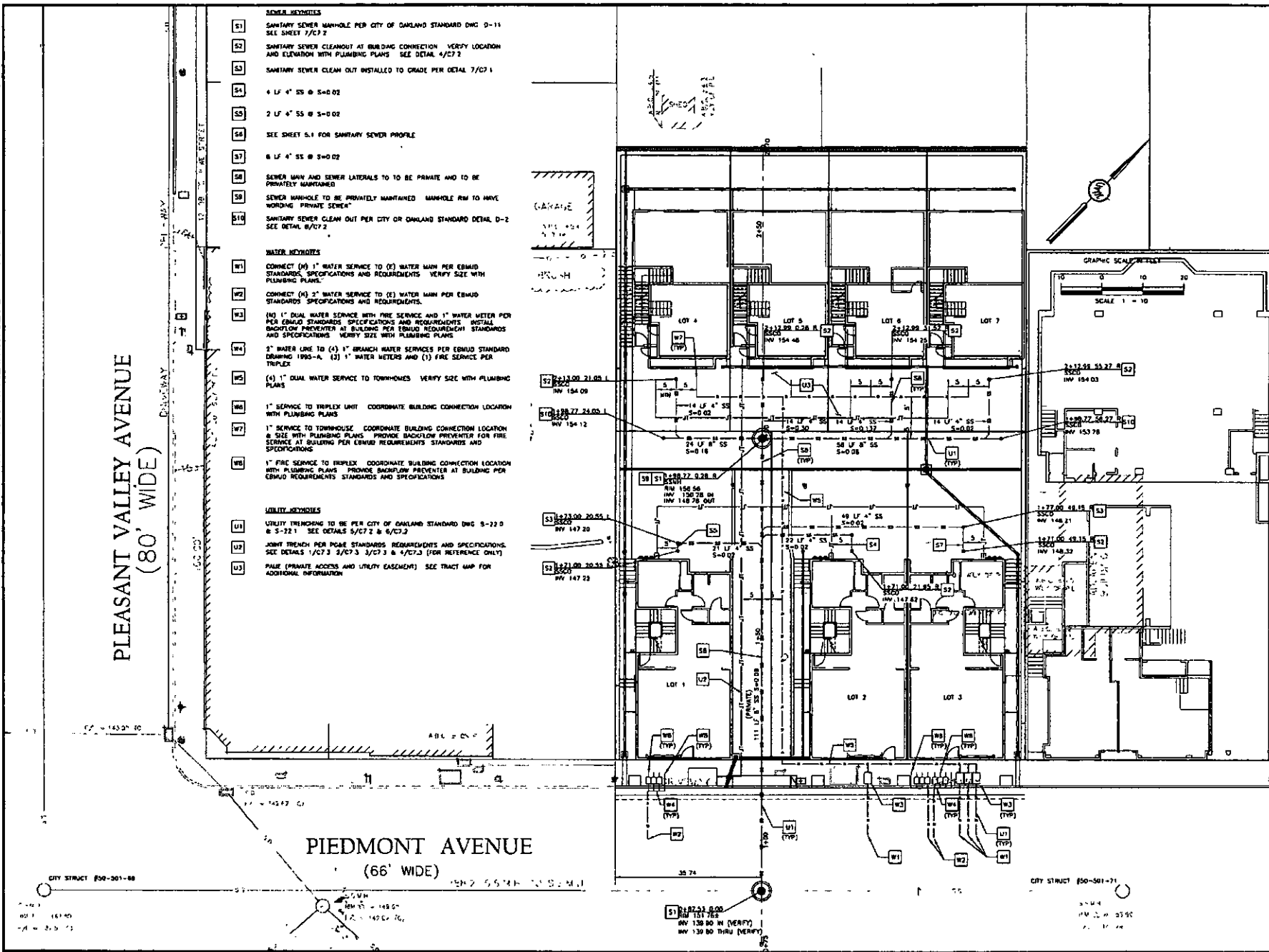
CHECKED BY	STW
DRAWN BY	STW
SCALE	1"=10'
DATE	06/19/2014
PROJECT NO.	2014 016
PHASE NO.	XX
SHEET NO.	XX

C4.0

EXHIBIT B.1

A more legible copy is available at the  
Office of the City Engineer  
250 Frank Ogawa Plaza - 2nd floor  
Oakland, CA 94612

Not to scale



- SEWER KEYNOTES**
- S1 SANITARY SEWER MANHOLE PER CITY OF OAKLAND STANDARD DWG D-11 SEE SHEET 7/C7.2
  - S2 SANITARY SEWER CLEANOUT AT BUILDING CONNECTION VERIFY LOCATION AND ELEVATION WITH PLUMBING PLANS SEE DETAIL 4/C7.2
  - S3 SANITARY SEWER CLEAN OUT INSTALLED TO GRADE PER DETAIL 7/C7.1
  - S4 6 LF 4" SS @ S=0.02
  - S5 2 LF 4" SS @ S=0.02
  - S6 SEE SHEET 5.1 FOR SANITARY SEWER PROFILE
  - S7 6 LF 4" SS @ S=0.02
  - S8 SEWER MAIN AND SEWER LATERALS TO BE PRIVATE AND TO BE PRIVATELY MAINTAINED
  - S9 SEWER MANHOLE TO BE PRIVATELY MAINTAINED MANHOLE RM TO HAVE WORDING "PRIVATE SEWER"
  - S10 SANITARY SEWER CLEAN OUT PER CITY OF OAKLAND STANDARD DETAIL D-2 SEE DETAIL 6/C7.2
- WATER KEYNOTES**
- W1 CONNECT (4) 1" WATER SERVICE TO (2) WATER MAIN PER EBMUD STANDARDS, SPECIFICATIONS AND REQUIREMENTS VERIFY SIZE WITH PLUMBING PLANS.
  - W2 CONNECT (4) 2" WATER SERVICE TO (2) WATER MAIN PER EBMUD STANDARDS, SPECIFICATIONS AND REQUIREMENTS.
  - W3 (4) 1" DUAL WATER SERVICE WITH FIRE SERVICE AND 1" WATER METER PER PER EBMUD STANDARDS, SPECIFICATIONS AND REQUIREMENTS. INSTALL BACKFLOW PREVENTER AT BUILDING PER EBMUD REQUIREMENTS STANDARDS AND SPECIFICATIONS. VERIFY SIZE WITH PLUMBING PLANS.
  - W4 2" WATER LINE TO (4) 1" BRANCH WATER SERVICES PER EBMUD STANDARD DRAWING 1993-A. (2) 1" WATER METERS AND (1) FIRE SERVICE PER TRIPLEX.
  - W5 (4) 1" DUAL WATER SERVICE TO TOWNHOUSES VERIFY SIZE WITH PLUMBING PLANS.
  - W6 1" SERVICE TO TRIPLEX UNIT COORDINATE BUILDING CONNECTION LOCATION WITH PLUMBING PLANS.
  - W7 1" SERVICE TO TOWNHOUSE COORDINATE BUILDING CONNECTION LOCATION & SIZE WITH PLUMBING PLANS PROVIDE BACKFLOW PREVENTER FOR FIRE SERVICE AT BUILDING PER EBMUD REQUIREMENTS STANDARDS AND SPECIFICATIONS.
  - W8 1" FIRE SERVICE TO TRIPLEX COORDINATE BUILDING CONNECTION LOCATION WITH PLUMBING PLANS PROVIDE BACKFLOW PREVENTER AT BUILDING PER EBMUD REQUIREMENTS STANDARDS AND SPECIFICATIONS.
- UTILITY KEYNOTES**
- U1 UTILITY TRENCHING TO BE PER CITY OF OAKLAND STANDARD DWG S-22 D @ S-22.1 SEE DETAILS 5/C7.2 & 6/C7.2
  - U2 JOINT TRENCH PER POSE STANDARDS, REQUIREMENTS AND SPECIFICATIONS. SEE DETAILS 1/C7.3, 2/C7.3, 3/C7.3 & 4/C7.3 (FOR REFERENCE ONLY)
  - U3 PAVE (PRIVATE ACCESS AND UTILITY EASEMENTS) SEE TRACT MAP FOR ADDITIONAL INFORMATION.

**GREENWOOD & MOORE, INC.**  
 Civil Engineers • Designers  
 Land Surveyors • Planners  
 3111 Crown Valley Road, Ste. 202, Crown Valley, California 94628  
 Tel: 510-881-9797 Fax: 510-881-4813 www.greenwoodmoore.com



**4425 PIEDMONT AVENUE**  
 OAKLAND, CA 94611  
 TRACT 8198 IMPROVEMENTS  
 PX 1400070 & OR 1400085

**UTILITY PLAN**

CHECKED BY	SM
DRAWN BY	STAF
SCALE	1"=10'
DATE	09/19/2014
PROJECT NO.	2014.016
PHASE NO.	XX
SHEET NO.	C6.0

**EXHIBIT B.2**

A more legible copy is available at the  
**Office of the City Engineer**  
 250 Frank Ogawa Plaza - 2nd floor  
 Oakland, CA 94612

Not to scale

**EXHIBIT C**

Recording requested by:  
**CITY OF OAKLAND**  
When recorded mail to:  
City of Oakland  
Planning and Building Dept  
Dalziel Administration Building  
250 Ogawa Plaza - 2nd Floor  
Oakland, CA 94612  
Attn: City Engineer

----- space above for Recorder's use only -----

APPROVED FOR FORM AND LEGALITY

\_\_\_\_\_  
CITY ATTORNEY

**SUBDIVISION IMPROVEMENT AGREEMENT**

**Deferred Construction of Public Infrastructure Improvements**

**4425 Piedmont Avenue**

**Final Map No. 8196**

This SUBDIVISION IMPROVEMENT AGREEMENT ("Agreement") is entered into this \_\_\_ day of \_\_\_\_\_, 2014 ("Effective Date"), by and between 4425 Piedmont LP(DEVELOPER), a California limited liability company (no. 201313800010) and its successors or assigns, affiliated companies or corporations, parent companies or corporations, or partners, and the **City of Oakland (CITY)**, a California municipal corporation, with regard to the following facts and circumstances.

**RECITALS**

- A. The DEVELOPER is the owner in fee title and subdivider of certain real property located at 4425 Piedmont Avenue, City of Oakland, State of California, identified by the Alameda County Assessor as parcel number 013-1128-008.
- B. The DEVELOPER has presented a proposed Final Map to the City, which is identified as Tract Map 8196, that proposes a subdivision of said single lot into seven lots ("Tract Map").
- C. As a condition precedent to the City's approval of the Final Map, the CITY requires construction of public infrastructure improvements within these on-site dedicated rights-of-way and easements and off-site on other CITY rights-of-way that customarily include, but are not limited to, grading, paving, striping and lettering, curbs, gutters and sidewalks, trees, landscaping and irrigation, retaining walls, storm drains and sanitary sewers, street name and public transportation signs, survey monuments, electricity, communication, water, and natural gas utility mains and branch piping and wiring, fire hydrants, street light electroliers, traffic control and curb parking signs, signals and meters, and all appurtenances thereto ("Public Infrastructure Improvements").
- D. The DEVELOPER has asked the CITY and local public utility companies to accept the permanent maintenance of the required public sanitary sewer manhole in the public right-of-way

shown on the construction plans accompanying permit number PX1400070 and included in *Exhibit A*, attached hereto and incorporated herein.

- E. Construction of the required public infrastructure improvements, however, has not commenced nor has it been accepted by the CITY. Consequently and in consideration of the approval of the proposed Final Map and acceptance of the irrevocable offers of dedication of public right-of-way and easements and acceptance of the permanent maintenance of said public sanitary sewer manhole in the public right-of-way, the parties desire to establish an Agreement binding the DEVELOPER to complete the required improvements pursuant to the terms and conditions set forth herein.

NOW, THEREFORE, for good and valuable consideration, the adequacy and sufficiency of which is hereby acknowledged, the CITY and the DEVELOPER agree as follows:

**1. Construction of Public Infrastructure Improvements**

The DEVELOPER shall construct all required off-site and on-site public infrastructure improvements in strict accordance with all permits, specifications, plans and applicable CITY standards and performance criteria as specified in *Exhibit A* and set forth below in Section 2, Special Conditions.

**2. Special Conditions**

The DEVELOPER shall comply with the special conditions as follows:

A. Public infrastructure improvements shall conform to the performance criteria specified in Oakland Municipal Code Chapter 16.16 - Design Standards and in Standard Details for Public Works Construction and Standard Specifications for Public Works Construction, current editions.

B. The time duration for the completion of required public infrastructure improvements, as set forth in Section 4 below, shall include allowance for construction workday delays attributable to consecutive and intermittent inclement weather, as has been recorded by the United States Weather Bureau for the CITY and surrounding area and seasonally averaged for the previous ten years.

C. Hours, days, and months of operation and control of public nuisance conditions for the construction of required public infrastructure improvements shall conform with the requirements of all CITY Conditions of Approval for the project and the Oakland Municipal Code, including section 15.04.780 and subsections 3304.6 and 3304.11. No work shall be performed on Saturdays or Sundays or holidays nor commence before 8:00 am local time nor be performed after 5:00 pm local time without the written authorization of the City Engineer.

D. Performance standards for the construction of required public infrastructure improvements shall comply with the requirements of Oakland Municipal Code chapter 17.120 and with regional, state, and federal regulations for "Best Management Practices" for erosion and sedimentation control, including a California Construction General Permit with a Storm Water Pollution Prevention Plan (SWPPP - "C6") provided by a Qualified SWPPP Developer (QSD) and monitored by a Qualified SWPPP Practitioner (QSP).

E. In order to safeguard life, public and private property, and to ensure that the work will be carried out in an orderly manner in conformance with all regulations and without creating a public nuisance, the City Engineer may add to, remove, or change these Special Conditions from time to time during the duration of the permit as he or she deems reasonably necessary.

**3. Completion of Public Infrastructure Improvements**

A. All construction of required public infrastructure improvements shall be completed by the DEVELOPER within two (2) years of the Effective Date of this Agreement, except those required improvements for which another completion date is stated in *Exhibit A* or set forth above in Section 2, Special Conditions. Construction shall not be deemed complete until an unconditional Certificate of Completion has been issued by the City Engineer.

B. The City Administrator may extend the time for completion of the required public infrastructure improvements upon demonstration of good cause. Upon consultation with the City Engineer, the City Administrator shall be the sole and final judge as to whether or not good cause has been shown to entitle the DEVELOPER to an extension under this Section 3B.

C. An extension may be granted without notice to the DEVELOPER's surety, and extensions so granted shall not relieve the surety's liability on any of the bonds required by this Agreement.

D. In the event that an extension is granted, DEVELOPER agrees to promptly extend the term of all surety bonds securing its performance under this Agreement, and/or provide additional bonds or other surety acceptable to the CITY. All such bonds and/or other surety are subject to review and approval by the City Attorney for legal sufficiency, and if no bonds or other surety acceptable to the City Attorney are provided to secure DEVELOPER's performance, the extension shall be void.

#### **4. Acceptance of Dedications and Ownership of Public Infrastructure Improvements**

Upon unconditional issuance of a Certificate of Completion, all irrevocable offers of dedication of public rights-of-way and public easements will be accepted by the CITY, and said public sanitary sewer manhole within the public right-of-way shall become the sole property of the CITY. The CITY will subsequently accept the permanent maintenance of said manhole as set forth below in Sections 6, Maintenance of Public Infrastructure Improvements, and 7, Guarantee of Workmanship and Warranty of Equipment, Materials, and Expertise.

#### **5. Responsibility For Dedications and Public Infrastructure Improvements**

Until the Certificate of Completion is unconditionally issued, the DEVELOPER shall give good and adequate warning to the public of each and every defective or dangerous condition existing or arising within all public right-of-way and public easements offered for dedication and shall adequately protect the public from said unsafe conditions. Warning to and protection of the public shall remain the sole responsibility and expense of the DEVELOPER until such time as the Certificate of Completion is unconditionally issued.

#### **6. Maintenance of Public Infrastructure Improvements**

Until one (1) year has elapsed following unconditional issuance of the Certificate of Completion, the DEVELOPER shall maintain the construction of the required public infrastructure improvements and shall immediately perform or cause to be performed at its sole expense all necessary repairs, replacements, additions, or other corrective actions.

#### **7. Guarantee of Workmanship and Warranty of Equipment, Materials, and Expertise**

Until one (1) year has elapsed following the unconditional issuance of the Certificate of Completion, the DEVELOPER warrants that the required public infrastructure improvements, including the equipment and materials provided for the required improvements, are and will be free from defects and guarantees that the construction of the required improvements is and will be free from deficiencies and that the required improvements will perform satisfactorily in accordance with the specifications, plans and applicable CITY standards and performance criteria as specified in *Exhibit A* and set forth above in Section 2, Special Conditions. DEVELOPER further warrants that its design professionals are competent, that their analyses

are adequate, and that their designs will meet or exceed the applicable CITY standards and performance criteria as specified in *Exhibit A* and set forth above in Section 2, Special Conditions.

If at any time before the expiration of the guarantee and warranty period specified herein said designs prove to be inadequate in any respect, as determined by the City Engineer, the DEVELOPER shall make changes at its sole expense necessary to assure conformance with said standards and criteria.

#### **8. Inspection of Construction**

Inspection of the construction and equipment and materials, or approval of the construction and equipment and materials inspected, or statement by any officer, agent, or employee of the CITY indicating the construction and equipment and materials, or any part thereof, comply with the requirements and conditions of this Agreement, or acceptance of the whole or any part of the construction and materials, or payments thereof, or any combinations, or any combination, or all of these acts shall not relieve the DEVELOPER of its obligation to fulfill this Agreement as prescribed herein; nor shall the CITY be thereby estopped from bringing any action for damages arising from the failure of the DEVELOPER to comply with any of the requirements and conditions of this Agreement.

#### **9. Payment of Fees and Penalties and Accrued Interest**

Prior to issuance of the Certificate of Completion and prior to acceptance by the CITY of the on-site and off-site required public infrastructure improvements for permanent maintenance, the DEVELOPER shall pay all fees and penalties and accrued interest to the CITY and other Public Agencies that remain unpaid. Interest on amounts owed to the CITY shall accrue at the rates set forth in its Master Fee Schedule and from the date that the fees and penalties are assessed and shall continue until full payment is received, whether or not any conditions of this Agreement are extended or modified.

#### **10. Reversion to Acreage**

If the DEVELOPER fails to perform its obligations under this Agreement, DEVELOPER, as the subdivider, consents to the reversion to acreage of the land which is the subject of this Agreement pursuant to Government Code section 66499.16 and to bear all applicable costs.

#### **11. Property Acquisition**

If the DEVELOPER is unable to acquire property required for the construction of required improvements, the DEVELOPER agrees to execute the standard CITY Contract for Real Property Acquisition to provide for acquisition through eminent domain.

#### **12. Security**

The DEVELOPER shall present to the CITY surety bonds, in a form satisfactory to the City Attorney, issued by a corporate surety authorized to issue said security in the State of California as follows:

A. Before execution of this Agreement, the following securities shall be presented:

1. **Faithful Performance Bond** in a face amount not less than **\$144,544**, which is the full amount (one-hundred percent) of the City Engineer's total estimated cost for constructing the required on-site and off-site public infrastructure improvements, to secure faithful performance of this Agreement by the DEVELOPER; and

2. **Labor and Materials Bond** in a face amount not less **\$72,272**, which is one-half (fifty percent) of the full amount of the City Engineer's total estimated cost for constructing the required on-site and off-site public infrastructure improvements, to secure payment by the DEVELOPER to its contractor, subcontractors, laborers and materialmen furnishing supervision, labor, materials and equipment engaged

in the construction pursuant to this Agreement, and further to secure payment as required by the Unemployment Insurance Act.

The Faithful Performance Bond and the Labor and Materials Bond shall not be limited in duration nor stipulate a date of expiration and shall remain in effect until the unconditional issuance of the Certificate of Completion of the required public infrastructure improvements.

**B.** Before final approval of the public infrastructure permit, the following security shall be presented:

**Maintenance Bond** in a face amount not less than \$36,136, which is one-quarter (twenty-five percent) of the full amount of the City Engineer's total estimated cost for constructing the required on-site and off-site public infrastructure improvements, to secure faithful performance of Sections 6, Maintenance of Public Infrastructure Improvements, and 7, Guarantee of Workmanship and Warranty of Equipment, Materials, and Expertise, above. This Maintenance Bond shall remain in effect for not less than one year after the date of the unconditional issuance of the Certificate of Completion of the required public infrastructure improvements.

**C.** Pursuant to Government Code section 66499.4, the obligation guaranteed by each bond shall include costs and reasonable expenses and fees, including reasonable attorney fees and expert witness fees, incurred by the CITY in successfully enforcing said obligations and shall be in addition to the face amount of each bond.

**D.** All such bonds and/or other surety are subject to review and approval by the City Attorney for legal sufficiency, and if no bonds or other surety acceptable to the City Attorney are provided, this Agreement shall be void.

### **13. Alternative Security**

In lieu of the bonds required above in Section 12, Security, alternative securities may be substituted by the DEVELOPER in a form provided by Government Code Section 66499.3 and subject to review and approval by the City Attorney.

### **14. Hold Harmless**

- A.** To the maximum extent permitted by law, the DEVELOPER shall defend (with counsel acceptable to the CITY), hold harmless, and indemnify the CITY, the Oakland City Council, and its respective officials, officers, employees, agents, representatives, and volunteers from any and all liability, claims, demands, losses (direct or indirect), lawsuits, actions, causes of action, proceeding and judgments for injury and/or damages of any kind and nature whatsoever (including legal costs, attorneys' fees, expert witness or consultant fees, City Attorney or staff time, expenses or costs) (collectively called "Action") arising out of, related to or caused by performance of this Agreement, including without limitation the design, construction and/or maintenance (for a period of one year following unconditional issuance of the Certificate of Completion) of the on-site and off-site required public infrastructure improvements and regardless of responsibility for negligence. The CITY may elect, in its sole and absolute discretion, to participate in the defense of said Action, and the DEVELOPER shall reimburse the CITY for its reasonable legal costs and attorneys' fees. This indemnification shall survive the termination of this Agreement.
- B.** Within ten (10) calendar days of the filing of any Action as specified in subsection A above, the DEVELOPER shall execute a Joint Defense Letter Agreement with the CITY, acceptable to the City Attorney, which memorializes the above obligations. These obligations and the Joint Defense Letter of Agreement shall survive termination, extinguishment or invalidation of this Agreement. Failure to timely execute the Joint Defense Letter Agreement does not relieve the DEVELOPER



of any of the obligations contained in this Agreement or other requirements that may be imposed by the CITY.

## **15. Insurance Required**

DEVELOPER shall procure and maintain for the duration of the Agreement sufficient insurance against claims for injuries to persons or damages to property that may arise from or in connection with the performance of the work hereunder by the DEVELOPER and his agents, representatives, employees or subcontractors.

### **A. Minimum Scope of Insurance**

Coverage shall be at least as broad as:

1. Insurance Services Office Commercial General Liability coverage ("occurrence" form CG 0001).
2. Insurance Services Office form number CA 0001 covering Automobile Liability, code 1 "any auto."
3. Workers' Compensation insurance as required by the Labor Code of the State of California and Employers Liability insurance.

### **B. Minimum Limits of Insurance**

1. **Commercial General Liability** insurance, including but not limited to, Bodily Injury, Broad Form Property Damage, Contractual Liability, Operations, Products and Completed Operations, Owners and Contractors Protective Liability, and/or XCU coverage, when applicable, with limits not less than **\$2,000,000.00** combined single limit per occurrence for bodily damage, personal injury and property damage. The limits of insurance shall apply separately to this project or location. The policy shall contain a severability of interest clause or cross liability clause or the equivalent thereof.

2. **Automobile Liability** with limits not less than **\$2,000,000.00** combined single limit per accident for bodily injury and property damage.

3. **Worker's Compensation** insurance as required by the laws of the State of California with limits not less than **\$1,000,000.00**. Statutory coverage may include Employers Liability coverage. The Contractor certifies that he/she is aware of the provisions of section 3700 of the California Labor Code, which requires every employer to provide Workers' Compensation coverage, or to undertake self-insurance in accordance with the provisions of that Code. The Contractor shall comply with the provisions of section 3700 of the California Labor Code before commencing performance of the work under this Agreement and thereafter as required by that code.

4. **Professional Liability/ Errors/ Omissions** insurance with limits not less than **\$1,000,000.00**.

5. **Builders' Risk/ Course of Construction** insurance covering all risks of loss with limits not less than the completed value of the project with no coinsurance penalty provisions. The CITY shall be named as loss payee under this policy. The insurer shall waive all rights of subrogation against the CITY.

### **C. Deductibles and Self-Insured Retentions**

Any deductibles or self-insured retentions must be declared to and approved by the CITY. At the option of the CITY, either

1. the insurer shall reduce or eliminate such deductibles or self-insured retentions with respect to the CITY and its officers, officials, employees, agents and volunteers, or

2. the DEVELOPER shall procure a bond guaranteeing payment of losses and related investigations, claim administration and defense expenses.

#### **D. Other Insurance Provisions**

The general and automobile liability policies shall contain, or be endorsed to contain, the following provisions:

1. The CITY and its officers, officials, employees, representatives, agents and volunteers are to be covered as additional insured as respects: liability arising out of activities performed by or on behalf of the DEVELOPER, products and completed operations of the DEVELOPER; premises owned, occupied or used by the DEVELOPER, or automobiles owned, leased, hired or borrowed by the DEVELOPER. The coverage shall contain no special limitations on the scope of protection afforded to the CITY and its officers, officials, employees, representatives, agents, and volunteers.

2. The DEVELOPER's insurance coverage shall be primary insurance as respects the CITY and its officers, officials, representatives, employees, agents and volunteers. Any insurance or self-insurance maintained by the CITY and its officers, officials, employees, representatives, agents, or volunteers shall be excess of the DEVELOPER's insurance and shall not contribute with it.

3. Any failure to comply with reporting provisions of the policies required by this clause, including breaches of warranties, shall not affect coverage provided to the CITY and its officers, officials, employees, representatives, agents, and volunteers.

4. The DEVELOPER's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

5. The insurer shall agree to waive all rights of subrogation against the CITY and its officers, officials, employees, representatives, agents, and volunteers for losses arising from work performed by the DEVELOPER for the CITY.

6. Each insurance policy required by this clause shall be endorsed to state that coverage shall not be canceled, except for non-payment of premium, by either party, except after thirty (30) days prior written notice by certified mail, return receipt required, has been given to the CITY. In the event the policy is canceled for non-payment of premium, ten (10) days prior written notice, as stated above, will be given.

#### **E. Acceptability of Insurers**

If the insurance company providing coverage is licensed to do business in the State of California, the company shall have an A.M. Best rating of not less than A:VII. However, if the insurance company is not licensed to do business in California, the A.M. Best rating shall not be less than A+:X. The maximum A.M. Best rating is A++:XV.

#### **F. Verification of Coverage**

DEVELOPER shall furnish the CITY with certificates of insurance and with original endorsements effecting coverage required by this clause. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The Commercial General Liability endorsement shall be a form CG 20 10 (or proprietary equivalent), attached to this form. The Commercial Automobile Liability endorsement shall be a form CA 20 48, attached to this document. All certificates and endorsements are to be received and approved by the CITY before work commences. The CITY reserves the right to require complete, certified copies of all required insurance policies, at any time. A STATEMENT OF ADDITIONAL INSURED ENDORSEMENT ON THE ACORD INSURANCE

CERTIFICATE FORM IS INSUFFICIENT AND WILL BE REJECTED AS PROOF OF THE ADDITIONAL INSURED REQUIREMENT.

**G. Subcontractors**

The DEVELOPER shall include all subcontractors as insured under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverage for subcontractors shall be subject to all of the requirements stated herein.

**16. Participation in Benefit Districts**

The DEVELOPER shall participate in all Benefit Districts formed by the CITY prior to the execution of this Agreement and shall pay the prorated fee due the CITY under the terms of Benefit District or Districts as applied to the real property covered by this Agreement.

**17. Actions to Enforce**

If any action at law or in equity, including an action for declaratory relief, is brought to enforce or interpret the provisions of this Agreement, the prevailing party shall be entitled to costs and reasonable expenses and fees, including reasonable attorneys' fees and expert witness fees, in addition to any other relief to which they may be entitled.

**18. Beneficiaries, Heirs, Assigns, and Successors In Interest**

This Agreement pertains to and runs with the real property included within Final Map No. 8124, which land is expressly agreed to benefit from the privileges granted to DEVELOPER under this Agreement, and binds the beneficiaries, heirs, assigns, and successors in interest of the DEVELOPER.

**19. Attachments**

The following documents are incorporated into this Agreement by reference:

CITY permits: Public Infrastructure PX1400070 Planning PLN14-120  
Creek Protection N/A Building N/A  
Grading N/A Encroachment N/A

Resolutions: \_\_\_ CMS

Subdivision: Final Map No. 8196 Civil Engineer's Estimate of the Cost of Improvements

Insurer: \_\_\_\_\_ Surety: \_\_\_\_\_

**20. Constructive Notice**

This Agreement shall be filed for recordation in the Official Records of Alameda County.

**21. Effective Date**

This Agreement shall be effective on the Effective Date.

IN WITNESS WHEREOF, the DEVELOPER has caused its name to be subscribed hereto, and the CITY has caused its name to be affixed hereto on the dates indicated on the attached notarized acknowledgments.

**SUBDIVIDER**

**CITY OF OAKLAND**

\_\_\_\_\_  
signature

\_\_\_\_\_  
signature

\_\_\_\_\_  
name

**HENRY L. GARDNER**  
Interim City Administrator

\_\_\_\_\_  
title

# EXHIBIT A

<b>4425 Piedmont - Engineer's Estimate of Cost</b>
--

**Performance Bond for the Grading Permit**

	Quantity	Unit Cost		
Retaining Wall	2,289 SF	32.96	\$	75,000
Shoring			\$	10,000
Grading	2,695 CY	5	\$	13,000
<b>Performance Bond for Grading Permit</b>			<b>\$</b>	<b>98,000</b>

**Performance Bond for the P-Job**

**Street Improvements**

Curb and Gutter w/ Base	82 LF	30	\$	2,460
Sidewalk w/ Base	605 SF	12	\$	7,260
Driveway w/ Base	90 SF	12	\$	1,080
Tie-in A.C Pavement	100 SF	2.9	\$	290
2" Grind	2,400 SF	1	\$	2,400
2" A.C. Overlay	2,400 SF	1.5	\$	3,600
Traffic Control	1 LS	1000	\$	1,000
<b>Sanitary Sewer - Off Site</b>				
8" H.D.P.E Main	33 LF	60	\$	1,980
Manhole	1 EA	4500	\$	4,500
<b>Driveway &amp; Sitework</b>				
Concrete Pavers w/ Base	3,850 SF	20	\$	77,000
Parking Slab w/ Base	1,352 SF	4.1	\$	5,543
<b>Sanitary Sewer - On Site</b>				
8" H.D.P.E Main	160 LF	60	\$	9,600
4" H.D.P.E Lateral	160 LF	19	\$	3,040
Cleanout	10 EA	275	\$	2,750
Cleanout (end of main)	2 EA	1200	\$	4,400
Manhole	1 EA	4500	\$	4,500
	<b>Total</b>		<b>\$</b>	<b>131,403</b>
	10% Contingency		\$	13,140

**Performance bond for P-Job Permit** **\$ 144,544**

**Payment Bond for the P Job Permit** **\$ 72,272**



FILED  
OFFICE OF THE CITY CLERK  
2014 NOV 25 AM 10:51  
Councilmember

Approved for Form and Legality  
*Colena Oo*  
Office of the City Attorney

# OAKLAND CITY COUNCIL

## Resolution No. \_\_\_\_\_ C.M.S.

**RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR OR HIS DESIGNEE TO ENTER INTO A SUBDIVISION IMPROVEMENT AGREEMENT WITH 4425 PIEDMONT LP FOR DEFERRED CONSTRUCTION OF PUBLIC INFRASTRUCTURE IMPROVEMENTS AS A CONDITION TO FINAL MAP APPROVAL FOR TRACT NO. 8196 LOCATED AT 4425 PIEDMONT AVENUE**

**WHEREAS**, 4425 Piedmont LP, a California limited partnership (no. 201313800010) (“Subdivider”), is the subdivider of a single parcel identified by the Alameda County Assessor as APN 013-1128-008, and by the Alameda County Clerk-Recorder as Tract No. 8196, and by the City of Oakland as 4425 Piedmont Avenue; and

**WHEREAS**, the Subdivider has acquired by purchase for valuable consideration the real property comprising Tract No. 8196 through a grant deed, series no. 2014054334, recorded February 21, 2014 by the Alameda County Clerk-Recorder; and

**WHEREAS**, said single parcel is comprised of Lot 3 and a portion of Lot 6 in Block 1 of the Map entitled “Plan of the Howe Tract, recorded by the Alameda County Recorder on December 19, 1876 in Liber 5 of maps, Page 24”; and

**WHEREAS**, the Subdivider applied to the City of Oakland for a Tentative Tract Map (TTM 8196) to subdivide said platted land, which proposed:

- the subdivision of said single lot and the establishment through a Final Map of seven (7) mini-lots for future construction of four single family dwellings, three 3-unit mixed use condominium buildings and appurtenant infrastructure; and
- the irrevocable offer of dedication to the City of Oakland of a new emergency vehicle access easement; and

**WHEREAS**, on July 16, 2014, the City Planning Commission approved the Tentative Tract Map for Tract No. 8196 and the land use entitlements (PLN14-120), and affirmed staff’s environmental determination that the project is exempt from CEQA pursuant to Sections 15183 (projects consistent with a community plan, general plan, or zoning) and Section 15332 (infill project) of the CEQA Guidelines; and

**WHEREAS**, the Secretary of the Planning Commission of the City of Oakland has certified that the Planning Commission approved the Tentative Map for Tract No. 8196, upon which said Final Map is based; and

**WHEREAS**, the City Engineer of the City of Oakland has determined that

- the Final Map for Tract No. 8196, delineated diagrammatically in *Exhibit A* attached hereto and incorporated herein, is substantially the same as the Tentative Map approved by the Planning Commission; and
- the Final Map for Tract No. 8196 complies in all manners with the provisions of the California Government Code (Section 66410, et seq. - Subdivision Map Act) and the City of Oakland's local ordinance (Municipal Code Title 16 - Subdivisions); and

**WHEREAS**, pursuant to California Business and Professions Code section 6731, the City Engineer has further determined that the Final Map is technically correct and accurately delineates the proposed metes and bounds of the property boundaries separating the proposed seven (7) lots and the proposed dedicated emergency vehicle access easement, the limits of which have been established by a field boundary survey performed by a competent Land Surveyor, who is licensed by the State of California to practice land surveying, and can be re-established from the monuments, property corners, radii, bearings, and distances shown on the Final Map for Tract No. 8196; and

**WHEREAS**, the Subdivider has employed a competent design professional, who is licensed by the State of California to practice civil engineering, to prepare plans and specifications for the construction of required surface and subsurface public infrastructure improvements in the public right of way and within the proposed on-site emergency vehicle access easement; and

**WHEREAS**, the City Engineer has approved infrastructure permit no. PX1400070 and the Subdivider's plans and specifications for construction of the required public infrastructure improvements, attached hereto as *Exhibit B* and incorporated herein; and

**WHEREAS**, pursuant to Government Code section 66462 and Oakland Municipal Code section 16.20.100, as a condition precedent to approval of the Final Map for Tract No. 8196 the Subdivider has executed a Subdivision Improvement Agreement, attached hereto as *Exhibit C* and incorporated herein, assuring the timely construction, unconditional warrantee, and prescribed maintenance of all required public infrastructure improvements; and

**WHEREAS**, pursuant to Government Code section 66499 et seq. and Oakland Municipal Code section 16.20.100, and as required by the Subdivision Improvement Agreement, the Subdivider has deposited adequate security in the form of surety bonds and irrevocable letters of credit to secure the Subdivider's performance of the deferred public infrastructure improvements identified in the Subdivision Improvement Agreement; and

**WHEREAS**, the requirements of the California Environmental Quality Act (CEQA), the Guidelines as prescribed by the Secretary of Resources, and the provisions of the Statement of

Objectives, Criteria and Procedures for Implementation of the California Environmental Quality Act: City of Oakland, have been satisfied by the certification by the Planning Commission, that the project is exempt from CEQA pursuant to Sections 15332 (infill project) and 15183 (project consistent with a community plan, general plan, or zoning); now, therefore, be it

**RESOLVED:** That City Administrator or his designee is hereby authorized to enter into a Subdivision Improvement Agreement with 4425 Piedmont LP for deferred construction of public infrastructure improvements as a condition to final map approval for Tract No. 8196; and be it

**FURTHER RESOLVED:** That all documents related to this Resolution shall be reviewed and approved by the City Attorney's prior to execution; and be it

**FURTHER RESOLVED:** That the City Engineer is authorized to cause the fully executed Subdivision Improvement Agreement to be filed concurrently with the fully endorsed Final Map for Tract No. 8196 for recordation by the Alameda County Clerk-Recorder; and be it

**FURTHER RESOLVED:** That this Resolution shall be effective upon its adoption by a sufficient affirmative votes of the elected members of Council of the City of Oakland, as provided in the Charter of the City of Oakland.

IN COUNCIL, OAKLAND, CALIFORNIA, \_\_\_\_\_

**PASSED BY THE FOLLOWING VOTE:**

AYES - BROOKS, GALLO, KALB, KAPLAN, GIBSON McELHANEY, REID, SCHAAF, AND  
PRESIDENT KERNIGHAN

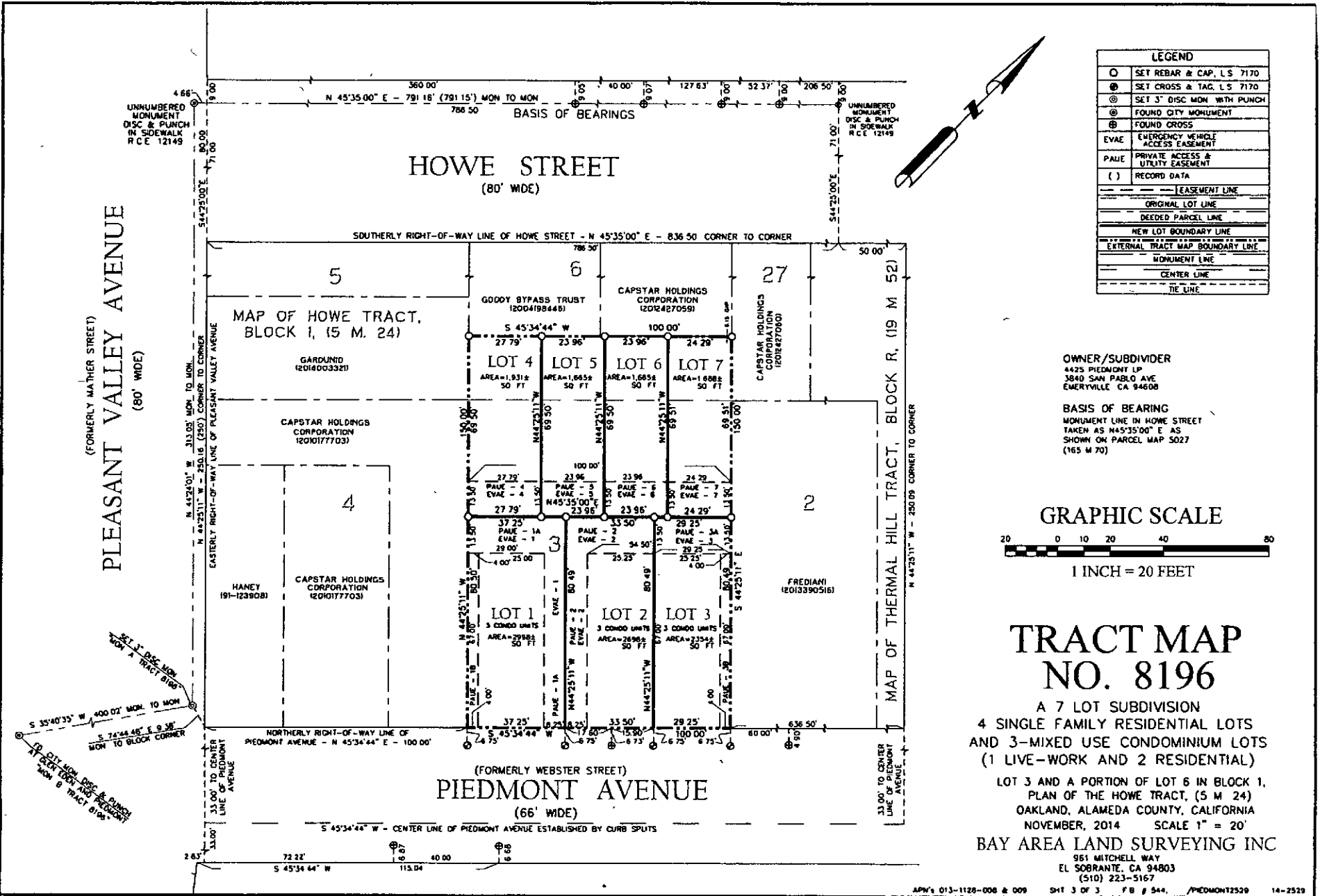
NOES -

ABSENT -

ABSTENTION -

ATTEST: \_\_\_\_\_  
LATONDA SIMMONS  
City Clerk and Clerk of the Council  
of the City of Oakland, California

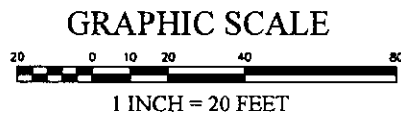




LEGEND	
○	SET REBAR & CAP. L.S 7170
⊗	SET CROSS & TAG. L.S 7170
⊙	SET 3" DISC MON WITH PUNCH
⊕	FOUND CITY MONUMENT
⊗	FOUND CROSS
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PAUE	PRIVATE ACCESS & UTILITY EASEMENT
( )	RECORD DATA
---	EASEMENT LINE
---	ORIGINAL LOT LINE
---	DEEDED PARCEL LINE
---	NEW LOT BOUNDARY LINE
---	EXTERNAL TRACT MAP BOUNDARY LINE
---	MONUMENT LINE
---	CENTER LINE
---	DE LINE

OWNER/SUBDIVIDER  
 4425 PIEDMONT LP  
 3840 SAN PABLO AVE  
 EMERYVILLE CA 94608

BASIS OF BEARING  
 MONUMENT LINE IN HOWE STREET  
 TAKEN AS N45°35'00" E AS  
 SHOWN ON PARCEL MAP 5027  
 (165 M 70)



# TRACT MAP NO. 8196

A 7 LOT SUBDIVISION  
 4 SINGLE FAMILY RESIDENTIAL LOTS  
 AND 3-MIXED USE CONDOMINIUM LOTS  
 (1 LIVE-WORK AND 2 RESIDENTIAL)

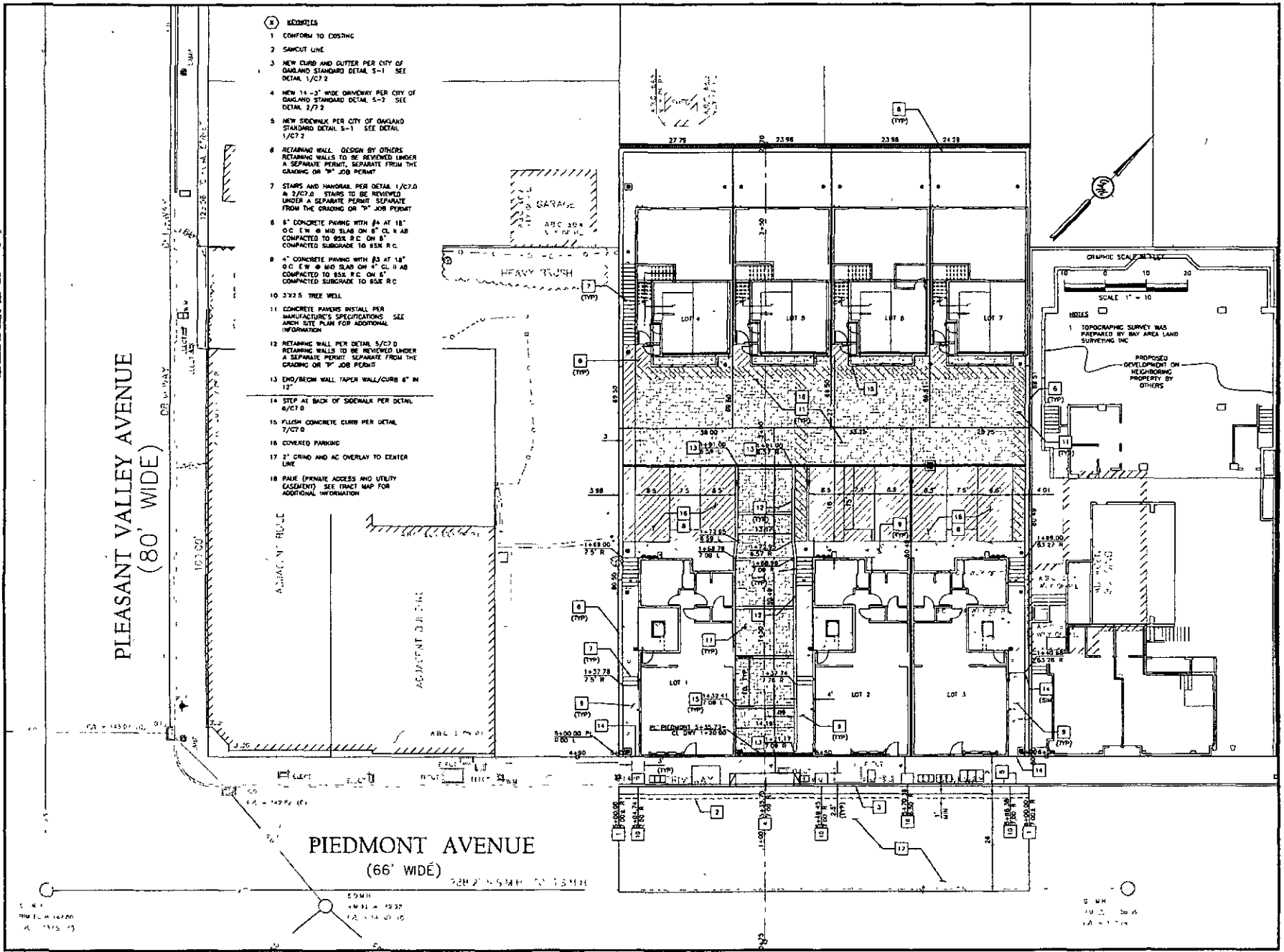
LOT 3 AND A PORTION OF LOT 6 IN BLOCK 1,  
 PLAN OF THE HOWE TRACT, (5 M 24)  
 OAKLAND, ALAMEDA COUNTY, CALIFORNIA  
 NOVEMBER, 2014 SCALE 1" = 20'

**BAY AREA LAND SURVEYING INC**  
 961 MITCHELL WAY  
 EL SOBRANTE, CA 94803  
 (510) 223-5167

A more legible copy is available at the  
**Office of the City Engineer**  
 250 Frank Ogawa Plaza - 2nd floor  
 Oakland, CA 94612

Not to scale

EXHIBIT A



- 1 CONFORM TO COSTING
- 2 SAWCUT LINE
- 3 NEW CURB AND GUTTER PER CITY OF OAKLAND STANDARD DETAIL 5-1 SEE DETAIL 1/C72
- 4 NEW 14'-3" WIDE DRIVEWAY PER CITY OF OAKLAND STANDARD DETAIL 5-2 SEE DETAIL 2/72
- 5 NEW SIDEWALK PER CITY OF OAKLAND STANDARD DETAIL 5-1 SEE DETAIL 1/C72
- 6 RETAINING WALL DESIGN BY OTHERS RETAINING WALLS TO BE REVIEWED UNDER A SEPARATE PERMIT, SEPARATE FROM THE GRADING OR "90" JOB PERMIT
- 7 STAIRS AND HANDRAIL PER DETAIL 1/C72 A 2/C72 B STAIRS TO BE REVIEWED UNDER A SEPARATE PERMIT SEPARATE FROM THE GRADING OR "90" JOB PERMIT
- 8 8" CONCRETE PAVING WITH #4 AT 18" O.C. 1" W 4" MID SLAB ON 4" CL #4 AB COMPACTED TO 85% R.C. ON 8" COMPACTED SUBGRADE TO 85% R.C.
- 9 4" CONCRETE PAVING WITH #3 AT 18" O.C. 1" W 4" MID SLAB ON 4" CL #4 AB COMPACTED TO 85% R.C. ON 8" COMPACTED SUBGRADE TO 85% R.C.
- 10 3"x3" TREE WELL
- 11 CONCRETE FLOWERS INSTALL PER MANUFACTURER'S SPECIFICATIONS SEE ARCH SITE PLAN FOR ADDITIONAL INFORMATION
- 12 RETAINING WALL PER DETAIL 5/C7 D RETAINING WALLS TO BE REVIEWED UNDER A SEPARATE PERMIT SEPARATE FROM THE GRADING OR "90" JOB PERMIT
- 13 END/BROW WALL TAPER WALL/CURB 6" IN 12"
- 14 STEP AT BACK OF SIDEWALK PER DETAIL 6/C7 D
- 15 FLUSH CONCRETE CURB PER DETAIL 7/C7 D
- 16 COVERED PARKING
- 17 2" CRDG AND AC OVERLAY TO CENTER LINE
- 18 PAVE (PRIVATE ACCESS AND UTILITY EASEMENT) SEE TRACT MAP FOR ADDITIONAL INFORMATION

**GREENWOOD & MOORE, INC.**  
Civil Engineers • Planners  
Local Services • Planning  
1411981 20777 Ave 51st Street, Suite 100  
Oakland, CA 94612

**REGISTERED PROFESSIONAL ENGINEER**  
No. 62628  
Exp. 03/31/2016  
STATE OF CALIFORNIA

**SITE PLAN**

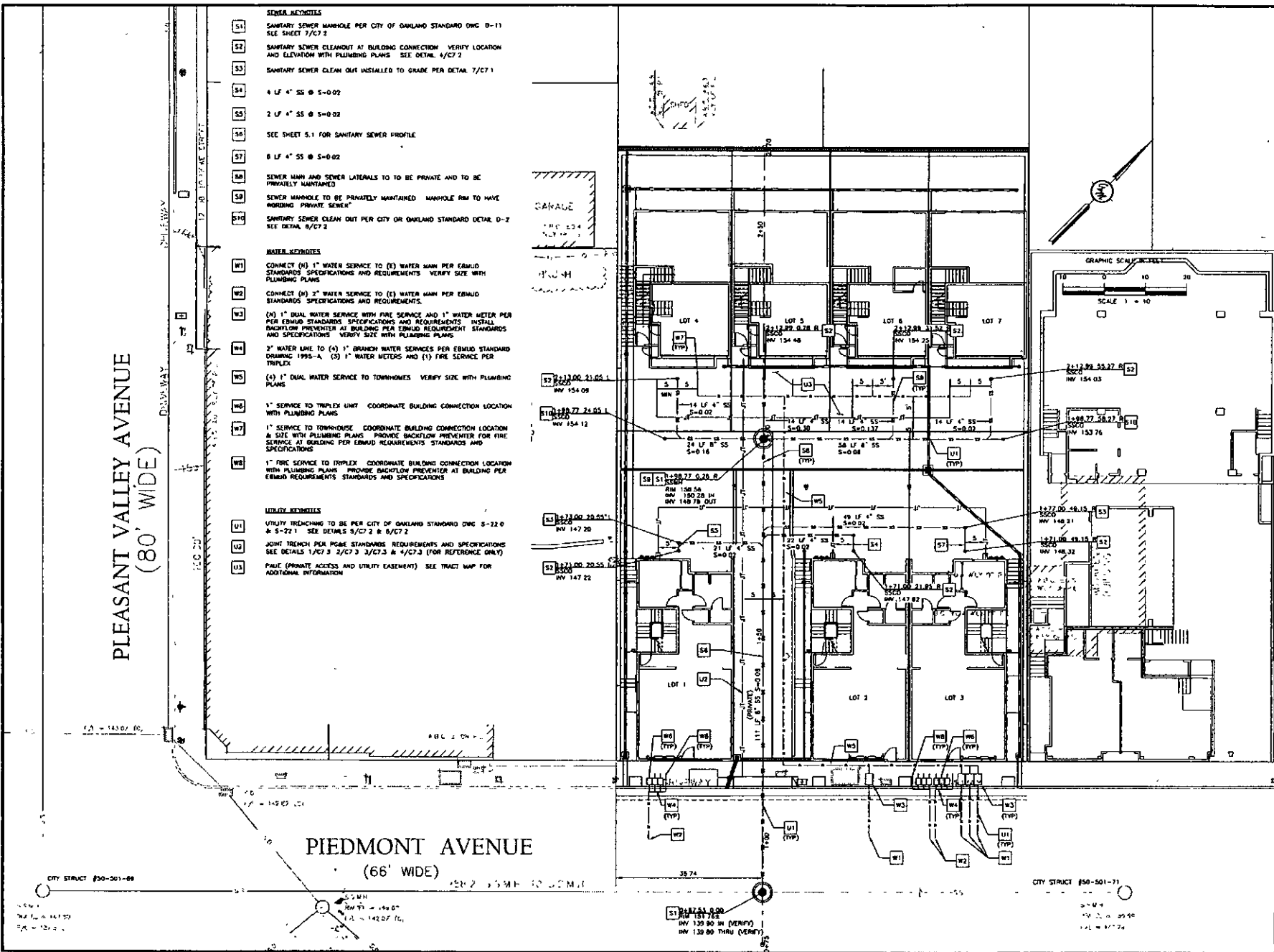
**4425 PIEDMONT AVENUE**  
OAKLAND, CA 94611  
TRACT 8198 IMPROVEMENTS  
PX 1400070 & OR 1400085

CHECKED BY: [Signature]  
DRAWN BY: STAFF  
SCALE: 1"=10'  
DATE: 09/19/2014  
PROJECT NO: 2014.018  
PHASE NO: XX  
SHEET NO: C4.0

**EXHIBIT B.1**

A more legible copy is available at the  
**Office of the City Engineer**  
250 Frank Ogawa Plaza - 2nd floor  
Oakland, CA 94612

Not to scale



- SEWER KEYNOTES**
- S1 SANITARY SEWER MANHOLE PER CITY OF OAKLAND STANDARD DWG D-11 SEE SHEET 7/C7.2
  - S2 SANITARY SEWER CLEANOUT AT BUILDING CONNECTION VERIFY LOCATION AND ELEVATION WITH PLUMBING PLANS SEE DETAIL 4/C7.2
  - S3 SANITARY SEWER CLEAN OUT INSTALLED TO GRADE PER DETAIL 7/C7.1
  - S4 4 LF 4" SS @ S-0.02
  - S5 2 LF 4" SS @ S-0.02
  - S6 SEE SHEET 5.1 FOR SANITARY SEWER PROFILE
  - S7 8 LF 4" SS @ S-0.02
  - S8 SEWER MAIN AND SEWER LATERALS TO BE PRIVATE AND TO BE PRIVATELY MAINTAINED
  - S9 SEWER MANHOLE TO BE PRIVATELY MAINTAINED MANHOLE RIM TO HAVE WORKING PRIVATE SEWER
  - S10 SANITARY SEWER CLEAN OUT PER CITY OF OAKLAND STANDARD DETAIL D-2 SEE DETAIL 4/C7.2
- WATER KEYNOTES**
- W1 CONNECT (N) 1" WATER SERVICE TO (E) WATER MAIN PER EBMAID STANDARDS SPECIFICATIONS AND REQUIREMENTS VERIFY SIZE WITH PLUMBING PLANS
  - W2 CONNECT (N) 2" WATER SERVICE TO (E) WATER MAIN PER EBMAID STANDARDS SPECIFICATIONS AND REQUIREMENTS
  - W3 (N) 1" DUAL WATER SERVICE WITH FIRE SERVICE AND 1" WATER METER PER EBMAID STANDARDS SPECIFICATIONS AND REQUIREMENTS INSTALL BACKFLOW PREVENTER AT BUILDING PER EBMAID REQUIREMENT STANDARDS AND SPECIFICATIONS VERIFY SIZE WITH PLUMBING PLANS
  - W4 2" WATER LINE TO (4) 1" BRANCH WATER SERVICES PER EBMAID STANDARD DRAWING 1995-A (2) 1" WATER METERS AND (1) FIRE SERVICE PER TRIPLEX
  - W5 (4) 1" DUAL WATER SERVICE TO TOWNHOMES VERIFY SIZE WITH PLUMBING PLANS
  - W6 1" SERVICE TO TRIPLEX UNIT COORDINATE BUILDING CONNECTION LOCATION WITH PLUMBING PLANS
  - W7 1" SERVICE TO TOWNHOUSE COORDINATE BUILDING CONNECTION LOCATION & SIZE WITH PLUMBING PLANS PROVIDE BACKFLOW PREVENTER FOR FIRE SERVICE AT BUILDING PER EBMAID REQUIREMENTS STANDARDS AND SPECIFICATIONS
  - W8 1" FIRE SERVICE TO TRIPLEX COORDINATE BUILDING CONNECTION LOCATION WITH PLUMBING PLANS PROVIDE BACKFLOW PREVENTER AT BUILDING PER EBMAID REQUIREMENTS STANDARDS AND SPECIFICATIONS
- UTILITY KEYNOTES**
- U1 UTILITY TRENCHING TO BE PER CITY OF OAKLAND STANDARD DWG S-22.0 & S-27.1 SEE DETAILS 3/C7.2 & 4/C7.2
  - U2 JOINT TRENCH PER PACE STANDARDS REQUIREMENTS AND SPECIFICATIONS SEE DETAILS 1/C7.3 2/C7.3 3/C7.3 & 4/C7.3 (FOR REFERENCE ONLY)
  - U3 PAVE (PRIVATE ACCESS AND UTILITY EASEMENTS) SEE TRACT MAP FOR ADDITIONAL INFORMATION

**GREENWOOD & MOORE, INC.**  
 Civil Engineers • Designers  
 Land Surveyors • Planners

2111 Owens Valley Blvd., Ste. 200, Oakland, CA 94612  
 Tel: 510.431.0777 Fax: 510.431.0711 www.gmo.com

**REGISTERED PROFESSIONAL ENGINEER**  
 STATE OF CALIFORNIA  
 No. 002629  
 Exp. 05/31/2016  
 CIVIL  
 STATE OF CALIFORNIA

**4425 PIEDMONT AVENUE**  
 OAKLAND, CA 94611  
**TRACT 8186 IMPROVEMENTS**  
 PX 1400070 # GR 1400065

**UTILITY PLAN**

CHECKED BY: [Signature]  
 DRAWN BY: [Signature]  
 SCALE: 1"=10'  
 DATE: 08/18/2014  
 PROJECT NO: 2014 016  
 PHASE NO: XX  
 SHEET NO: C6.0

EXHIBIT B.2

A more legible copy is available at the  
**Office of the City Engineer**  
 250 Frank Ogawa Plaza - 2nd floor  
 Oakland, CA 94612

Not to scale

**EXHIBIT C**

Recording requested by:

**CITY OF OAKLAND**

When recorded mail to:

City of Oakland  
Planning and Building Dept  
Dalziel Administration Building  
250 Ogawa Plaza - 2nd Floor  
Oakland, CA 94612  
Attn: City Engineer

----- space above for Recorder's use only -----

APPROVED FOR FORM AND LEGALITY

\_\_\_\_\_  
CITY ATTORNEY

**SUBDIVISION IMPROVEMENT AGREEMENT**

**Deferred Construction of Public Infrastructure Improvements**

**4425 Piedmont Avenue**

**Final Map No. 8196**

This SUBDIVISION IMPROVEMENT AGREEMENT ("Agreement") is entered into this \_\_\_\_ day of \_\_\_\_\_, 2014 ("Effective Date"), by and between 4425 Piedmont LP(DEVELOPER), a California limited liability company (no. 201313800010) and its successors or assigns, affiliated companies or corporations, parent companies or corporations, or partners, and the **City of Oakland** (CITY), a California municipal corporation, with regard to the following facts and circumstances.

**RECITALS**

- A. The DEVELOPER is the owner in fee title and subdivider of certain real property located at 4425 Piedmont Avenue, City of Oakland, State of California, identified by the Alameda County Assessor as parcel number 013-1128-008.
- B. The DEVELOPER has presented a proposed Final Map to the City, which is identified as Tract Map 8196, that proposes a subdivision of said single lot into seven lots ("Tract Map").
- C. As a condition precedent to the City's approval of the Final Map, the CITY requires construction of public infrastructure improvements within these on-site dedicated rights-of-way and easements and off-site on other CITY rights-of-way that customarily include, but are not limited to, grading, paving, striping and lettering, curbs, gutters and sidewalks, trees, landscaping and irrigation, retaining walls, storm drains and sanitary sewers, street name and public transportation signs, survey monuments, electricity, communication, water, and natural gas utility mains and branch piping and wiring, fire hydrants, street light electroliers, traffic control and curb parking signs, signals and meters, and all appurtenances thereto ("Public Infrastructure Improvements").
- D. The DEVELOPER has asked the CITY and local public utility companies to accept the permanent maintenance of the required public sanitary sewer manhole in the public right-of-way

shown on the construction plans accompanying permit number PX1400070 and included in *Exhibit A*, attached hereto and incorporated herein.

- E. Construction of the required public infrastructure improvements, however, has not commenced nor has it been accepted by the CITY. Consequently and in consideration of the approval of the proposed Final Map and acceptance of the irrevocable offers of dedication of public right-of-way and easements and acceptance of the permanent maintenance of said public sanitary sewer manhole in the public right-of-way, the parties desire to establish an Agreement binding the DEVELOPER to complete the required improvements pursuant to the terms and conditions set forth herein.

NOW, THEREFORE, for good and valuable consideration, the adequacy and sufficiency of which is hereby acknowledged, the CITY and the DEVELOPER agree as follows:

**1. Construction of Public Infrastructure Improvements**

The DEVELOPER shall construct all required off-site and on-site public infrastructure improvements in strict accordance with all permits, specifications, plans and applicable CITY standards and performance criteria as specified in *Exhibit A* and set forth below in Section 2, Special Conditions.

**2. Special Conditions**

The DEVELOPER shall comply with the special conditions as follows:

A. Public infrastructure improvements shall conform to the performance criteria specified in Oakland Municipal Code Chapter 16.16 - Design Standards and in Standard Details for Public Works Construction and Standard Specifications for Public Works Construction, current editions.

B. The time duration for the completion of required public infrastructure improvements, as set forth in Section 4 below, shall include allowance for construction workday delays attributable to consecutive and intermittent inclement weather, as has been recorded by the United States Weather Bureau for the CITY and surrounding area and seasonally averaged for the previous ten years.

C. Hours, days, and months of operation and control of public nuisance conditions for the construction of required public infrastructure improvements shall conform with the requirements of all CITY Conditions of Approval for the project and the Oakland Municipal Code, including section 15.04.780 and subsections 3304.6 and 3304.1F. No work shall be performed on Saturdays or Sundays or holidays nor commence before 8:00 am local time nor be performed after 5:00 pm local time without the written authorization of the City Engineer.

D. Performance standards for the construction of required public infrastructure improvements shall comply with the requirements of Oakland Municipal Code chapter 17.120 and with regional, state, and federal regulations for "Best Management Practices" for erosion and sedimentation control, including a California Construction General Permit with a Storm Water Pollution Prevention Plan (SWPPP - "C6") provided by a Qualified SWPPP Developer (QSD) and monitored by a Qualified SWPPP Practitioner (QSP).

E. In order to safeguard life, public and private property, and to ensure that the work will be carried out in an orderly manner in conformance with all regulations and without creating a public nuisance, the City Engineer may add to, remove, or change these Special Conditions from time to time during the duration of the permit as he or she deems reasonably necessary.

**3. Completion of Public Infrastructure Improvements**

A. All construction of required public infrastructure improvements shall be completed by the DEVELOPER within two (2) years of the Effective Date of this Agreement, except those required improvements for which another completion date is stated in *Exhibit A* or set forth above in Section 2, Special Conditions. Construction shall not be deemed complete until an unconditional Certificate of Completion has been issued by the City Engineer.

B. The City Administrator may extend the time for completion of the required public infrastructure improvements upon demonstration of good cause. Upon consultation with the City Engineer, the City Administrator shall be the sole and final judge as to whether or not good cause has been shown to entitle the DEVELOPER to an extension under this Section 3B.

C. An extension may be granted without notice to the DEVELOPER's surety, and extensions so granted shall not relieve the surety's liability on any of the bonds required by this Agreement.

D. In the event that an extension is granted, DEVELOPER agrees to promptly extend the term of all surety bonds securing its performance under this Agreement, and/or provide additional bonds or other surety acceptable to the CITY. All such bonds and/or other surety are subject to review and approval by the City Attorney for legal sufficiency, and if no bonds or other surety acceptable to the City Attorney are provided to secure DEVELOPER's performance, the extension shall be void.

#### **4. Acceptance of Dedications and Ownership of Public Infrastructure Improvements**

Upon unconditional issuance of a Certificate of Completion, all irrevocable offers of dedication of public rights-of-way and public easements will be accepted by the CITY, and said public sanitary sewer manhole within the public right-of-way shall become the sole property of the CITY. The CITY will subsequently accept the permanent maintenance of said manhole as set forth below in Sections 6, Maintenance of Public Infrastructure Improvements, and 7, Guarantee of Workmanship and Warranty of Equipment, Materials, and Expertise.

#### **5. Responsibility For Dedications and Public Infrastructure Improvements**

Until the Certificate of Completion is unconditionally issued, the DEVELOPER shall give good and adequate warning to the public of each and every defective or dangerous condition existing or arising within all public right-of-way and public easements offered for dedication and shall adequately protect the public from said unsafe conditions. Warning to and protection of the public shall remain the sole responsibility and expense of the DEVELOPER until such time as the Certificate of Completion is unconditionally issued.

#### **6. Maintenance of Public Infrastructure Improvements**

Until one (1) year has elapsed following unconditional issuance of the Certificate of Completion, the DEVELOPER shall maintain the construction of the required public infrastructure improvements and shall immediately perform or cause to be performed at its sole expense all necessary repairs, replacements, additions, or other corrective actions.

#### **7. Guarantee of Workmanship and Warranty of Equipment, Materials, and Expertise**

Until one (1) year has elapsed following the unconditional issuance of the Certificate of Completion, the DEVELOPER warrants that the required public infrastructure improvements, including the equipment and materials provided for the required improvements, are and will be free from defects and guarantees that the construction of the required improvements is and will be free from deficiencies and that the required improvements will perform satisfactorily in accordance with the specifications, plans and applicable CITY standards and performance criteria as specified in *Exhibit A* and set forth above in Section 2, Special Conditions. DEVELOPER further warrants that its design professionals are competent, that their analyses

are adequate, and that their designs will meet or exceed the applicable CITY standards and performance criteria as specified in *Exhibit A* and set forth above in Section 2, Special Conditions.

If at any time before the expiration of the guarantee and warranty period specified herein said designs prove to be inadequate in any respect, as determined by the City Engineer, the DEVELOPER shall make changes at its sole expense necessary to assure conformance with said standards and criteria.

**8. Inspection of Construction**

Inspection of the construction and equipment and materials, or approval of the construction and equipment and materials inspected, or statement by any officer, agent, or employee of the CITY indicating the construction and equipment and materials, or any part thereof, comply with the requirements and conditions of this Agreement, or acceptance of the whole or any part of the construction and materials, or payments thereof, or any combinations, or any combination, or all of these acts shall not relieve the DEVELOPER of its obligation to fulfill this Agreement as prescribed herein; nor shall the CITY be thereby estopped from bringing any action for damages arising from the failure of the DEVELOPER to comply with any of the requirements and conditions of this Agreement.

**9. Payment of Fees and Penalties and Accrued Interest**

Prior to issuance of the Certificate of Completion and prior to acceptance by the CITY of the on-site and off-site required public infrastructure improvements for permanent maintenance, the DEVELOPER shall pay all fees and penalties and accrued interest to the CITY and other Public Agencies that remain unpaid. Interest on amounts owed to the CITY shall accrue at the rates set forth in its Master Fee Schedule and from the date that the fees and penalties are assessed and shall continue until full payment is received, whether or not any conditions of this Agreement are extended or modified.

**10. Reversion to Acreage**

If the DEVELOPER fails to perform its obligations under this Agreement, DEVELOPER, as the subdivider, consents to the reversion to acreage of the land which is the subject of this Agreement pursuant to Government Code section 66499.16 and to bear all applicable costs.

**11. Property Acquisition**

If the DEVELOPER is unable to acquire property required for the construction of required improvements, the DEVELOPER agrees to execute the standard CITY Contract for Real Property Acquisition to provide for acquisition through eminent domain.

**12. Security**

The DEVELOPER shall present to the CITY surety bonds, in a form satisfactory to the City Attorney, issued by a corporate surety authorized to issue said security in the State of California as follows:

A. Before execution of this Agreement, the following securities shall be presented:

**1. Faithful Performance Bond** in a face amount not less than **\$144,544**, which is the full amount (one-hundred percent) of the City Engineer's total estimated cost for constructing the required on-site and off-site public infrastructure improvements, to secure faithful performance of this Agreement by the DEVELOPER; and

**2. Labor and Materials Bond** in a face amount not less **\$72,272**, which is one-half (fifty percent) of the full amount of the City Engineer's total estimated cost for constructing the required on-site and off-site public infrastructure improvements, to secure payment by the DEVELOPER to its contractor, subcontractors, laborers and materialmen furnishing supervision, labor, materials and equipment engaged

in the construction pursuant to this Agreement, and further to secure payment as required by the Unemployment Insurance Act.

The Faithful Performance Bond and the Labor and Materials Bond shall not be limited in duration nor stipulate a date of expiration and shall remain in effect until the unconditional issuance of the Certificate of Completion of the required public infrastructure improvements.

**B.** Before final approval of the public infrastructure permit, the following security shall be presented:

**Maintenance Bond** in a face amount not less than **\$36,136**, which is one-quarter (twenty-five percent) of the full amount of the City Engineer's total estimated cost for constructing the required on-site and off-site public infrastructure improvements, to secure faithful performance of Sections 6, Maintenance of Public Infrastructure Improvements, and 7, Guarantee of Workmanship and Warranty of Equipment, Materials, and Expertise, above. This Maintenance Bond shall remain in effect for not less than one year after the date of the unconditional issuance of the Certificate of Completion of the required public infrastructure improvements.

**C.** Pursuant to Government Code section 66499.4, the obligation guaranteed by each bond shall include costs and reasonable expenses and fees, including reasonable attorney fees and expert witness fees, incurred by the CITY in successfully enforcing said obligations and shall be in addition to the face amount of each bond.

**D.** All such bonds and/or other surety are subject to review and approval by the City Attorney for legal sufficiency, and if no bonds or other surety acceptable to the City Attorney are provided, this Agreement shall be void.

### **13. Alternative Security**

In lieu of the bonds required above in Section 12, Security, alternative securities may be substituted by the DEVELOPER in a form provided by Government Code Section 66499.3 and subject to review and approval by the City Attorney.

### **14. Hold Harmless**

- A.** To the maximum extent permitted by law, the DEVELOPER shall defend (with counsel acceptable to the CITY), hold harmless, and indemnify the CITY, the Oakland City Council, and its respective officials, officers, employees, agents, representatives, and volunteers from any and all liability, claims, demands, losses (direct or indirect), lawsuits, actions, causes of action, proceeding and judgments for injury and/or damages of any kind and nature whatsoever (including legal costs, attorneys' fees, expert witness or consultant fees, City Attorney or staff time, expenses or costs) (collectively called "Action") arising out of, related to or caused by performance of this Agreement, including without limitation the design, construction and/or maintenance (for a period of one year following unconditional issuance of the Certificate of Completion) of the on-site and off-site required public infrastructure improvements and regardless of responsibility for negligence. The CITY may elect, in its sole and absolute discretion, to participate in the defense of said Action, and the DEVELOPER shall reimburse the CITY for its reasonable legal costs and attorneys' fees. This indemnification shall survive the termination of this Agreement.
- B.** Within ten (10) calendar days of the filing of any Action as specified in subsection A above, the DEVELOPER shall execute a Joint Defense Letter Agreement with the CITY, acceptable to the City Attorney, which memorializes the above obligations. These obligations and the Joint Defense Letter of Agreement shall survive termination, extinguishment or invalidation of this Agreement. Failure to timely execute the Joint Defense Letter Agreement does not relieve the DEVELOPER



of any of the obligations contained in this Agreement or other requirements that may be imposed by the CITY.

## **15. Insurance Required**

DEVELOPER shall procure and maintain for the duration of the Agreement sufficient insurance against claims for injuries to persons or damages to property that may arise from or in connection with the performance of the work hereunder by the DEVELOPER and his agents, representatives, employees or subcontractors.

### **A. Minimum Scope of Insurance**

Coverage shall be at least as broad as:

1. Insurance Services Office Commercial General Liability coverage ("occurrence" form CG 0001).
2. Insurance Services Office form number CA 0001 covering Automobile Liability, code 1 "any auto."
3. Workers' Compensation insurance as required by the Labor Code of the State of California and Employers Liability insurance.

### **B. Minimum Limits of Insurance**

1. **Commercial General Liability** insurance, including but not limited to, Bodily Injury, Broad Form Property Damage, Contractual Liability, Operations, Products and Completed Operations, Owners and Contractors Protective Liability, and/or XCU coverage, when applicable, with limits not less than **\$2,000,000.00** combined single limit per occurrence for bodily damage, personal injury and property damage. The limits of insurance shall apply separately to this project or location. The policy shall contain a severability of interest clause or cross liability clause or the equivalent thereof.

2. **Automobile Liability** with limits not less than **\$2,000,000.00** combined single limit per accident for bodily injury and property damage.

3. **Worker's Compensation** insurance as required by the laws of the State of California with limits not less than **\$1,000,000.00**. Statutory coverage may include Employers Liability coverage. The Contractor certifies that he/she is aware of the provisions of section 3700 of the California Labor Code, which requires every employer to provide Workers' Compensation coverage, or to undertake self-insurance in accordance with the provisions of that Code. The Contractor shall comply with the provisions of section 3700 of the California Labor Code before commencing performance of the work under this Agreement and thereafter as required by that code.

4. **Professional Liability/ Errors/ Omissions** insurance with limits not less than **\$1,000,000.00**.

5. **Builders' Risk/ Course of Construction** insurance covering all risks of loss with limits not less than the completed value of the project with no coinsurance penalty provisions. The CITY shall be named as loss payee under this policy. The insurer shall waive all rights of subrogation against the CITY.

### **C. Deductibles and Self-Insured Retentions**

Any deductibles or self-insured retentions must be declared to and approved by the CITY. At the option of the CITY, either

1. the insurer shall reduce or eliminate such deductibles or self-insured retentions with respect to the CITY and its officers, officials, employees, agents and volunteers, or

2. the DEVELOPER shall procure a bond guaranteeing payment of losses and related investigations, claim administration and defense expenses.

**D. Other Insurance Provisions**

The general and automobile liability policies shall contain, or be endorsed to contain, the following provisions:

1. The CITY and its officers, officials, employees, representatives, agents and volunteers are to be covered as additional insured as respects: liability arising out of activities performed by or on behalf of the DEVELOPER, products and completed operations of the DEVELOPER; premises owned, occupied or used by the DEVELOPER, or automobiles owned, leased, hired or borrowed by the DEVELOPER. The coverage shall contain no special limitations on the scope of protection afforded to the CITY and its officers, officials, employees, representatives, agents, and volunteers.

2. The DEVELOPER's insurance coverage shall be primary insurance as respects the CITY and its officers, officials, representatives, employees, agents and volunteers. Any insurance or self-insurance maintained by the CITY and its officers, officials, employees, representatives, agents, or volunteers shall be excess of the DEVELOPER's insurance and shall not contribute with it.

3. Any failure to comply with reporting provisions of the policies required by this clause, including breaches of warranties, shall not affect coverage provided to the CITY and its officers, officials, employees, representatives, agents, and volunteers.

4. The DEVELOPER's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

5. The insurer shall agree to waive all rights of subrogation against the CITY and its officers, officials, employees, representatives, agents, and volunteers for losses arising from work performed by the DEVELOPER for the CITY.

6. Each insurance policy required by this clause shall be endorsed to state that coverage shall not be canceled, except for non-payment of premium, by either party, except after thirty (30) days prior written notice by certified mail, return receipt required, has been given to the CITY. In the event the policy is canceled for non-payment of premium, ten (10) days prior written notice, as stated above, will be given.

**E. Acceptability of Insurers**

If the insurance company providing coverage is licensed to do business in the State of California, the company shall have an A.M. Best rating of not less than A:VII. However, if the insurance company is not licensed to do business in California, the A.M. Best rating shall not be less than A+:X. The maximum A.M. Best rating is A++:XV.

**F. Verification of Coverage**

DEVELOPER shall furnish the CITY with certificates of insurance and with original endorsements effecting coverage required by this clause. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The Commercial General Liability endorsement shall be a form CG 20 10 (or proprietary equivalent), attached to this form. The Commercial Automobile Liability endorsement shall be a form CA 20 48, attached to this document. All certificates and endorsements are to be received and approved by the CITY before work commences. The CITY reserves the right to require complete, certified copies of all required insurance policies, at any time. A STATEMENT OF ADDITIONAL INSURED ENDORSEMENT ON THE ACORD INSURANCE

CERTIFICATE FORM IS INSUFFICIENT AND WILL BE REJECTED AS PROOF OF THE ADDITIONAL INSURED REQUIREMENT.

**G. Subcontractors**

The DEVELOPER shall include all subcontractors as insured under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverage for subcontractors shall be subject to all of the requirements stated herein.

**16. Participation in Benefit Districts**

The DEVELOPER shall participate in all Benefit Districts formed by the CITY prior to the execution of this Agreement and shall pay the prorated fee due the CITY under the terms of Benefit District or Districts as applied to the real property covered by this Agreement.

**17. Actions to Enforce**

If any action at law or in equity, including an action for declaratory relief, is brought to enforce or interpret the provisions of this Agreement, the prevailing party shall be entitled to costs and reasonable expenses and fees, including reasonable attorneys' fees and expert witness fees, in addition to any other relief to which they may be entitled.

**18. Beneficiaries, Heirs, Assigns, and Successors In Interest**

This Agreement pertains to and runs with the real property included within Final Map No. 8124, which land is expressly agreed to benefit from the privileges granted to DEVELOPER under this Agreement, and binds the beneficiaries, heirs, assigns, and successors in interest of the DEVELOPER.

**19. Attachments**

The following documents are incorporated into this Agreement by reference:

CITY permits:	Public Infrastructure	PX1400070	Planning	PLN14-120
	Creek Protection	N/A	Building	N/A
	Grading	N/A	Encroachment	N/A

Resolutions: \_\_\_ CMS

Subdivision: Final Map No. 8196                      Civil Engineer's Estimate of the Cost of Improvements

Insurer: \_\_\_\_\_ Surety: \_\_\_\_\_

**20. Constructive Notice**

This Agreement shall be filed for recordation in the Official Records of Alameda County.

**21. Effective Date**

This Agreement shall be effective on the Effective Date.

IN WITNESS WHEREOF, the DEVELOPER has caused its name to be subscribed hereto, and the CITY has caused its name to be affixed hereto on the dates indicated on the attached notarized acknowledgments.

**SUBDIVIDER**

**CITY OF OAKLAND**

\_\_\_\_\_  
signature

\_\_\_\_\_  
signature

\_\_\_\_\_  
name

**HENRY L. GARDNER**  
Interim City Administrator

\_\_\_\_\_  
title

# EXHIBIT A

<b>4425 Piedmont - Engineer's Estimate of Cost</b>
--

**Performance Bond for the Grading Permit**

	Quantity	Unit Cost		
Retaining Wall	2,289 SF	32.96 \$	\$	75,000
Shoring			\$	10,000
Grading	2,695 CY	5 \$	\$	13,000
<b>Performance Bond for Grading Permit</b>			<b>\$</b>	<b>98,000</b>

**Performance Bond for the P-Job**

**Street Improvements**

Curb and Gutter w/ Base	82 LF	30 \$	\$	2,460
Sidewalk w/ Base	605 SF	12 \$	\$	7,260
Driveway w/ Base	90 SF	12 \$	\$	1,080
Tie-In A.C Pavement	100 SF	2.9 \$	\$	290
2" Grind	2,400 SF	1 \$	\$	2,400
2" A.C. Overlay	2,400 SF	1.5 \$	\$	3,600
Traffic Control	1 LS	1000 \$	\$	1,000
<b>Sanitary Sewer - Off Site</b>				
8" H.D.P.E Main	33 LF	60 \$	\$	1,980
Manhole	1 EA	4500 \$	\$	4,500
<b>Driveway &amp; Sitework</b>				
Concrete Pavers w/ Base	3,850 SF	20 \$	\$	77,000
Parking Slab w/ Base	1,352 SF	4.1 \$	\$	5,543
<b>Sanitary Sewer - On Site</b>				
8" H.D.P.E Main	160 LF	60 \$	\$	9,600
4" H.D.P.E Lateral	160 LF	19 \$	\$	3,040
Cleanout	10 EA	275 \$	\$	2,750
Cleanout (end of main)	2 EA	1200 \$	\$	4,400
Manhole	1 EA	4500 \$	\$	4,500
<b>Total</b>			<b>\$</b>	<b>131,403</b>
10% Contingency			\$	13,140

**Performance bond for P-Job Permit** **\$ 144,544**

**Payment Bond for the P Job Permit** **\$ 72,272**

