

  
Office of the City Attorney

FILED  
OFFICE OF THE CITY CLERK  
OAKLAND

2017 MAR 29 AM 11:08 OAKLAND CITY COUNCIL

**RESOLUTION NO. 86686 C.M.S.**

**RESOLUTION CONDITIONALLY APPROVING A FINAL MAP FOR TRACT NO. 8161, LOCATED AT 5300 AND 5310 SAN PABLO AVENUE FOR AN EIGHT LOT SUBDIVISION FOR 53RD STREET/SAN PABLO AVENUE, LLC**

**WHEREAS**, 53rd Street/San Pablo Avenue, LLC, a California limited liability company (“Subdivider”), is the subdivider of two parcels identified by the Alameda County Assessor as APNs 013-1186-013-02 and 013-1186-013-03, and by the Alameda County Clerk-Recorder as Tract No. 8161, and by the City of Oakland as 5300 and 5310 San Pablo Avenue; and

**WHEREAS**, the Subdivider has acquired by purchase for valuable consideration the real property comprising Tract No. 8161 through a grant deed, series no. 2006252949, recorded June 30, 2006, by the Alameda County Clerk-Recorder; and

**WHEREAS**, said two (2) parcels are comprised of Lots 1, 2, and a portion of Lot 3 (Block D) of the Map entitled “Parsons Golden Gate Tract”, recorded by the Alameda County Clerk-Recorder on October 3, 1989 in Book 9 of maps, Page 32; and

**WHEREAS**, the Subdivider applied to the City of Oakland for a Tentative Tract Map (TTM 8161) to subdivide said platted land, which proposed:

- the subdivision of two vacant lots into eight (8) mini-lots accessed by a shared-driveway from 53<sup>rd</sup> Street; and
- the construction of two rows of three-story buildings that includes 16 residential dwelling units, 4 commercial units, and 16 covered off-street parking spaces; and

**WHEREAS**, on February 5, 2014, the City Planning Commission approved the Tentative Tract Map for Tract No. 8161 and the land use entitlements (CDV13-267), and affirmed staff’s environmental determination that the project is exempt from CEQA pursuant to CEQA Guidelines sections 15183 (projects consistent with a community plan, general plan or zoning) and 15332 (infill project); and

**WHEREAS**, the Subdivider has presented a Final Map to the City, identified as Tract Map No. 8161, which proposes the subdivision of eight (8) developable parcels, mini-lot development, identified as Lots 1, 2, 3, 4, 5, 6, 7 and 8; and

**WHEREAS**, the Secretary of the City Planning Commission has certified that the Planning Commission approved the Tentative Map for Tract No. 8161, upon which said Final Map is based; and

**WHEREAS**, the City Engineer of the City of Oakland has examined the Final Map and determined that:

- the subdivision as shown on the Final Map for Tract No. 8161, delineated diagrammatically in *Exhibit A* attached hereto and incorporated herein, is substantially the same as it appeared on the approved Tentative Map which created developable Parcels Lots 1, 2, 3, 4, 5, 6, 7 and 8; and
- the Final Map for Tract No. 8161 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 eight (8) lots, 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. 8161; 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

**WHEREAS**, the City Engineer has approved infrastructure permit no. PX1500029 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 for the City Administrator 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. 8161, 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 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, each as a separate and independent basis and when viewed collectively as an overall basis for CEQA clearance; now, therefore, be it

**RESOLVED:** That the Final Map for Tract No. 8161 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 approval of the Final Map is conditioned upon completion of public infrastructure improvements and private common access roadways and utilities that are required to service the public or the individual parcels, as required by the Subdivision Improvement Agreement; 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 the areas common to parcels for required access and utilities required 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 Subdivision Improvement Agreement shall void approval of the Final Map and shall result in reversion to acreage of the original parcels comprising Tract No. 8161; and be it

**FURTHER RESOLVED:** That the City Engineer is hereby authorized to endorse the Final Map for Tract No. 8161; 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. 8161 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. 8161 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, APR 18 2017

PASSED BY THE FOLLOWING VOTE:

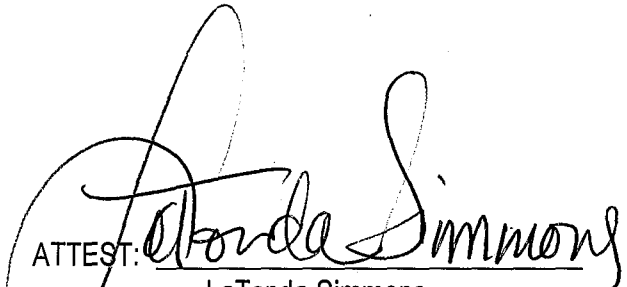
AYES - BROOKS, CAMPBELL WASHINGTON, GALLO, GIBSON MCELHANEY, GUILLEN, KALB, KAPLAN ~~and PRESIDENT AND~~ - 7

NOES - 0

ABSENT - 0

ABSTENTION - 0

Excused - 1 Reid

ATTEST:   
LaTonda Simmons  
City Clerk and Clerk of the Council  
of the City of Oakland, California

*Exhibits*

*Exhibit A, Final Tract Map No. 8161 (three pages)*

*Exhibit B, Public Infrastructure Improvements (four pages)*

OWNER'S STATEMENT:

THE UNDERSIGNED HEREBY STATES THAT IT IS THE OWNER OF THE LAND DELINEATED AND EMBRACED WITHIN THE EXTERIOR BOUNDARY LINES ON THE HERIN EMBODIED TRACT MAP ENTITLED "TRACT MAP 8161, CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA"; THAT SAID OWNER ACQUIRED TITLE TO SAID LAND BY VIRTUE OF THE GRANT DEED RECORDED JUNE 30, 2006 UNDER SERIES NO. 2006252949 IN THE OFFICIAL RECORDS OF ALAMEDA COUNTY, STATE OF CALIFORNIA; THAT IT CONSENTS TO THE PREPARATION AND FILING OF THIS TRACT MAP.

THE AREA IN LOTS 1 THROUGH 8, DESIGNATED AS "P.A.U.E." (12' WIDE PRIVATE ACCESS & UTILITY EASEMENT) IS A NON-EXCLUSIVE EASEMENT AND IS HEREBY RESERVED FOR THE PURPOSE OF INGRESS AND EGRESS OF PEDESTRIANS AND VEHICLES, EMERGENCY VEHICLE ACCESS, CONSTRUCTING AND MAINTAINING PRIVATE UTILITIES, SEWERS, STORM DRAINS, AND ALL APPURTENANCES THERETO FOR THE BENEFIT OF THE OWNER(S) OF LOTS 1 THROUGH 8. THIS AREA SHALL BE KEPT FREE OF PARKED VEHICLES, OBSTRUCTIONS AND AVAILABLE FOR VEHICULAR ACCESS AT ALL TIMES. CONSTRUCTION AND MAINTENANCE WITHIN SAID EASEMENT SHALL BE SHARED EQUALLY AMONG THE OWNER(S) OF LOTS 1 THROUGH 8, THEIR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS, AND ASSIGNS.

53RD STREET/SAN PABLO AVENUE LLC, A CALIFORNIA LIMITED LIABILITY COMPANY  
BY: 3294 LOUISE STREET, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, MEMBER

KATHLEEN KUHNER, MANAGER OF  
3294 LOUISE STREET, LLC

OWNER'S ACKNOWLEDGEMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THE DOCUMENT.

STATE OF CALIFORNIA  
COUNTY OF \_\_\_\_\_  
ON \_\_\_\_\_ BEFORE ME,

A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED  
KATHLEEN KUHNER,

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME IN HER AUTHORIZED CAPACITY, AND THAT BY HER SIGNATURE ON THE INSTRUMENT, THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC  
NAME: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_ COMMISSION NUMBER: \_\_\_\_\_

PRINCIPAL COUNTY OF BUSINESS: \_\_\_\_\_

TRUSTEE'S STATEMENT

CHICAGO TITLE COMPANY, AS TRUSTEE UNDER TRUST RECORDED SEPTEMBER 2, 2016, UNDER SERIES NUMBER 2016-224084, OFFICIAL RECORDS OF ALAMEDA COUNTY DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THE HERIN EMBODIED MAP OF TRACT 8161.

IN WITNESS WHEREOF, THE UNDERSIGNED, \_\_\_\_\_  
HAVE/HAS EXECUTED THIS STATEMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

CHICAGO TITLE COMPANY, BY:

NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_  
ITS: \_\_\_\_\_

TRUSTEE'S ACKNOWLEDGEMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THE DOCUMENT.

STATE OF CALIFORNIA  
COUNTY OF \_\_\_\_\_  
ON \_\_\_\_\_ BEFORE ME,

A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/ THEY EXECUTED THE SAME IN HIS/HER/ THEIR AUTHORIZED CAPACITY(ES), AND THAT BY HIS/HER/ THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC  
NAME: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_ COMMISSION NUMBER: \_\_\_\_\_

PRINCIPAL COUNTY OF BUSINESS: \_\_\_\_\_

RECORDER'S STATEMENT:

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF PARCEL MAPS, AT PAGE \_\_\_\_\_, AT THE REQUEST OF CHICAGO TITLE COMPANY

STEVE MANNING  
COUNTY RECORDER

By: \_\_\_\_\_  
DEPUTY COUNTY RECORDER

FILED  
OFFICE OF THE CITY CLERK  
OAKLAND  
2017 MAR 29 PM 1:08

TRACT MAP NO. 8161

A PARCEL MERGER & 8 LOT SUBDIVISION

LOTS 1, 2 AND 3, BLOCK D, MAP OF  
PARSONS GOLDEN GATE TRACT (9 M 32)  
CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA  
JANUARY, 2017

BAY AREA LAND SURVEYING INC.

3065 RICHMOND PARKWAY, SUITE 101  
RICHMOND, CA 94806  
(510) 223-5167

**SURVEYOR'S STATEMENT:**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF KATHY KUHNER IN APRIL OF 2015. I HEREBY STATE THAT THIS TRACT MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE TRACT MAP, IF ANY. I HEREBY STATE THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



MICHAEL J. FOSTER, L.S. 7170  
DATE: \_\_\_\_\_

**CITY CLERK'S STATEMENT:**

I, THE UNDERSIGNED, LATONDA SIMMONS, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY STATE THAT THIS MAP, CONSISTING OF 3 SHEETS AND ENTITLED "TRACT MAP 8161" WAS PRESENTED TO SAID COUNCIL, AS PROVIDED BY LAW AT A REGULAR MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015 AND THAT SAID COUNCIL DID THEREUPON APPROVE SAID MAP. I FURTHER STATE THAT ALL AGREEMENTS AND SURETY AS REQUIRED BY LAW TO ACCOMPANY THE MAP HAVE BEEN APPROVED BY THE CITY COUNCIL OF THE CITY OF OAKLAND AND ARE FILED IN MY OFFICE.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

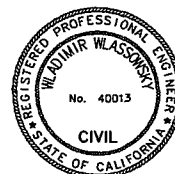
LATONDA SIMMONS, CITY CLERK AND CLERK OF THE COUNCIL  
OF THE CITY OF OAKLAND, COUNTY OF ALAMEDA,  
STATE OF CALIFORNIA

**CITY ENGINEER'S STATEMENT:**

I, WLADIMIR WLASSOWSKY, CITY ENGINEER, HAVING BEEN AUTHORIZED TO PERFORM THE FUNCTIONS OF THE CITY ENGINEER OF THE CITY OF OAKLAND, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREON EMBODIED TRACT MAP ENTITLED "TRACT MAP 8161, CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA;" THAT THE SUBDIVISION AS SHOWN UPON SAID TRACT MAP IS SUBSTANTIALLY THE SAME AS THAT APPEARING ON THE TENTATIVE TRACT MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT SAID TRACT MAP COMPLIES WITH ALL PROVISIONS OF THE SUBDIVISION MAP ACT OF THE GOVERNMENT CODE AND THE LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE TENTATIVE TRACT MAP.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2017.

WLADIMIR WLASSOWSKY, R.C.E. NO. 40013  
ACTING CITY ENGINEER  
CITY OF OAKLAND, ALAMEDA COUNTY  
STATE OF CALIFORNIA



**CITY SURVEYOR'S STATEMENT:**

I, GILBERT E. HAYES, CITY SURVEYOR, HAVING BEEN AUTHORIZED TO PERFORM THE FUNCTIONS OF THE CITY SURVEYOR OF THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREON EMBODIED TRACT MAP ENTITLED "TRACT MAP 8161, CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA;"

I AM SATISFIED THAT THE TRACT MAP IS TECHNICALLY CORRECT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2017.

GILBERT E. HAYES, P.L.S. NO. 4700  
CITY SURVEYOR  
CITY OF OAKLAND, ALAMEDA COUNTY  
STATE OF CALIFORNIA



**CITY PLANNING COMMISSION'S STATEMENT:**

I HEREBY STATE THAT THE PLANNING COMMISSION OF THE CITY OF OAKLAND APPROVED ON FEBRUARY 05, 2014, THE TENTATIVE MAP OF "TRACT NO. 8161, UPON WHICH THIS FINAL MAP IS BASED.

DATED: \_\_\_\_\_

ROBERT MERCAMP  
SECRETARY OF THE CITY PLANNING COMMISSION

**CLERK OF THE BOARD OF SUPERVISORS STATEMENT:**

I, ANIKA CAMPBELL-BELTON, CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY STATE THAT CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE IN CONFORMANCE WITH THE REQUIREMENTS OF SECTION 66492 AND 66493 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA.

DATED: \_\_\_\_\_

ANIKA CAMPBELL-BELTON, CLERK OF THE BOARD  
OF SUPERVISORS, COUNTY OF ALAMEDA, STATE OF  
CALIFORNIA

BY: \_\_\_\_\_  
DEPUTY

**TRACT MAP NO. 8161**

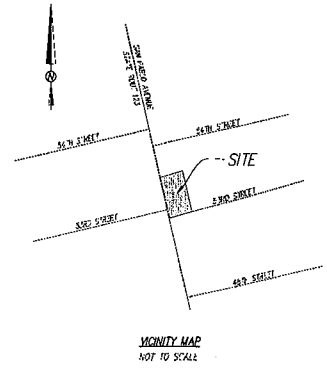
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JANUARY, 2017  
BAY AREA LAND SURVEYING INC.

3065 RICHMOND PARKWAY, SUITE 101  
RICHMOND, CA 94806  
(510) 223-5167



Exhibit B

IMPROVEMENT PLANS  
 P-JOB PERMIT #PX1500029  
 TRACT 8161



PX 1500029

As Maint Responsibility  
 of Maint Comm-Practy.

**APPROVED**  
 [Signature]  
 MAP PRIMO

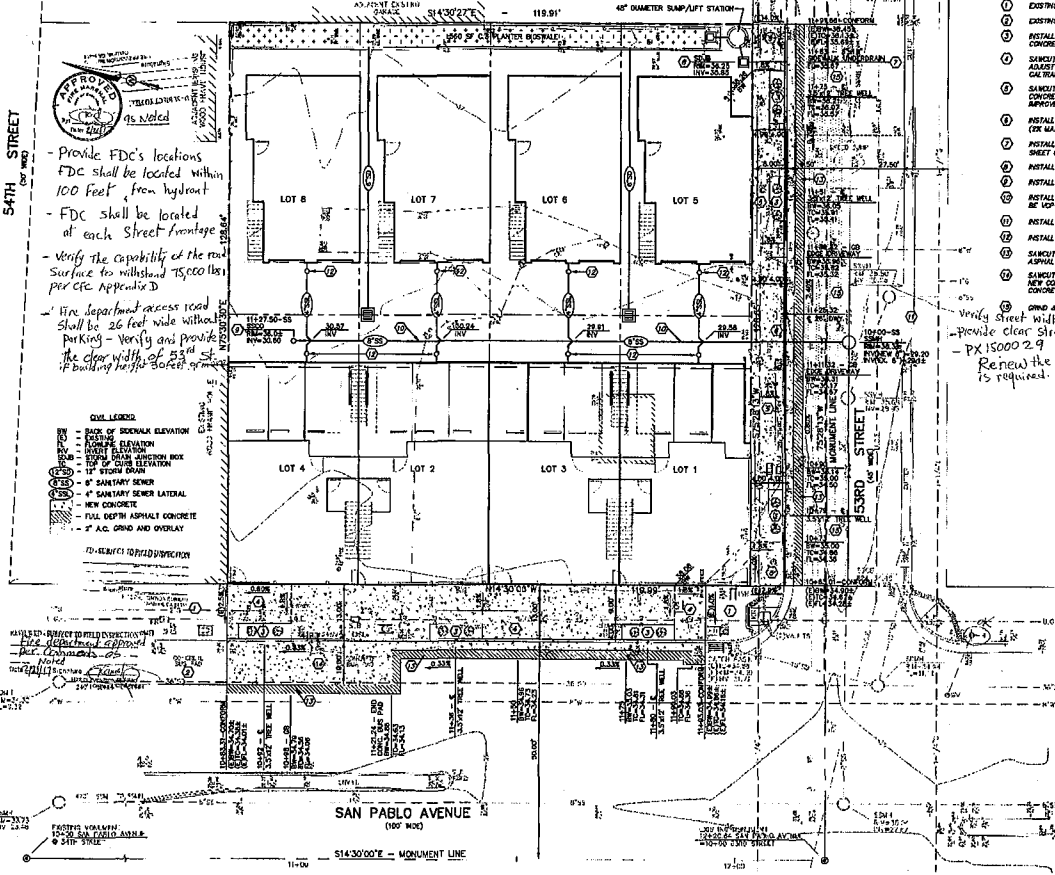


CO.0

<p>DATE: 01/15/2018                  TIME: 10:00 AM                  PROJECT: TRACT 8161 IMPROVEMENTS</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> </tr> </table>	NO.	DESCRIPTION			<p>KISTER, SAVO &amp; REI, INC.                  LAND SURVEYORS &amp; ENGINEERS                  2000 10th Street, Suite 100                  San Francisco, CA 94103                  (415) 774-1100 FAX (415) 774-1101                  WWW.KSREI.COM</p>	<p>COVER SHEET                  PUBLIC IMPROVEMENTS                  P-JOB PERMIT #PX1500029                  TRACT 8161 IMPROVEMENTS</p>
NO.	DESCRIPTION						



Attachment B, Public Infrastructure Improvements



Provide FDC's locations  
FDC shall be located within  
100 Feet from hydrant

FDC shall be located  
at each Street Frontage

Verify the capability of the road  
Surface to withstand 75,000 lbs  
per CFC Appendix D

If department access road  
shall be 26 feet wide without  
parking - verify and provide  
the clear width of 53' at  
if building is in corner of

- CIVIL LEGEND**
- 1" = BACK OF SDOORWAY ELEVATION
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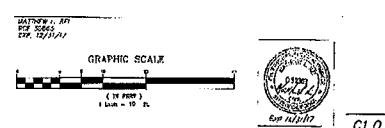
- CIVIL WORK LEGEND**
- 1 EXISTING CONCRETE CURB, GUTTER & SIDEWALK/DRIVEWAY/PEDESTRIAN RAMP TO REMAIN
  - 2 EXISTING CONCRETE BUS PAD & CURB TO REMAIN
  - 3 INSTALL 1.5' x 1.5' LANDSCAPE PLANTER TO ACCOMMODATE 2 NEW TREES. INSTALL TREE GRATES TO BE FLUSH WITH CONCRETE. SEE LANDSCAPE PLANS FOR MORE INFORMATION. ENCROACHMENT PERMITS REQUIRED FOR THESE WELLS.
  - 4 SAWCUT AND REMOVE EXISTING CONCRETE PUBLIC IMPROVEMENTS & TREE ALONG THE SAN PABLO AVENUE FRONTAGE ALONG EXISTING DRIVEWAY, ETC. TO NEW GRADE. INSTALL 6" THICK CONCRETE SIDEWALK AND 4" CURB & GUTTER PER CALTRANS STD. DRAWING 857A. NEW PUBLIC IMPROVEMENTS TO CONFORM TO EXIST. PUBLIC IMPROVEMENTS AT CONFORM LINE.
  - 5 SAWCUT AND REMOVE EXISTING CONCRETE PUBLIC IMPROVEMENTS ALONG THE 54TH STREET FRONTAGE. INSTALL 4" THICK CONCRETE SIDEWALK AND 4" CURB & GUTTER PER CITY OF OAKLAND STANDARD DRAWING 2-1. NEW PUBLIC IMPROVEMENTS TO CONFORM TO EXISTING PUBLIC IMPROVEMENTS AT CONFORM LINE.
  - 6 INSTALL 2" FIRST FLOOR CONCRETE SIDEWALK PER CITY OF OAKLAND STANDARD DRAWING 2-2. MAINTAIN 4" LEVEL AREA (OR MAINTAIN SLOPE FOR PEDESTRIAN PATH OF TRAVEL BEHIND DRIVEWAY).
  - 7 INSTALL 2" x 12" RECTANGULAR SIDEWALK UNDERDRAIN PER CITY OF OAKLAND STANDARD DRAWING 2-13 & DETAIL ON SHEET C1.2. STORM DRAIN CONDUIT MATERIAL TO BE FIBERGLASS MAT WITH POLYESTER RESIN, OR EQUAL.
  - 8 INSTALL 18" x 18" STORM DRAIN SANITARY SOIL US CONCRETE TIE OFFERS WITH CHECKER PLATE COVER, OR EQUAL.
  - 9 INSTALL SANITARY SENDER CLEANOUT PER CITY OF OAKLAND STANDARD DRAWING 2-2.
  - 10 INSTALL 12"x4" LINEAR FEET 8" PRIVATE SANITARY SENDER MAIN TO EXISTING SANITARY SENDER MANHOLE. PIPE MATERIAL TO BE VCP-100H STRENGTH CLASS # 809, 809-11 HOPE, OR APPROVED EQUAL. SEE SHEET C1.3 FOR PROFILE.
  - 11 INSTALL SANITARY SENDER MANHOLE PER CITY OF OAKLAND STANDARD DRAWING 2-11.
  - 12 INSTALL STANDARD CITY OF OAKLAND BUILDING CLEANOUT & BACKFLOW PREVENTER, ITS.
  - 13 SAWCUT & REMOVE 24" (MIN) WIDE EXISTING ASPHALT CONCRETE PAVEMENT AND BASECOURSE. INSTALL FULL DEPTH ASPHALT CONCRETE (2" MIN).
  - 14 SAWCUT AND REMOVE A PORTION OF EXISTING CONCRETE BUS PAD & CONCRETE CURB ALONG PROJECT FRONTAGE. INSTALL NEW CONCRETE BUS PAD & CONCRETE CURB. REPLACE IN ROAD & MATCH EXISTING BUS PAD PROFILES (12" MIN). REPAIR CONCRETE FINISH, ETC. REFER TO OAKLAND STANDARD DRAWING 2-1.
  - 15 GRIND & OVERLAY 2" OF ASPHALT CONCRETE PAVEMENT BETWEEN FULL DEPTH A.C. & CENTERLINE OF 54TH STREET.

- SHORTCUTS**
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  - 99" = CONCRETE
  - 100" = CONCRETE

**DESIGNER'S STATEMENT**

I, THE UNDERSIGNED, HEREBY REPRESENTS A PLAN MADE BY ME OR UNDER MY CLOSE CONTROL.

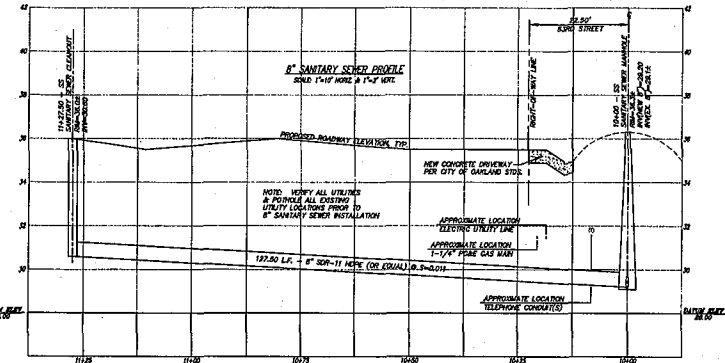
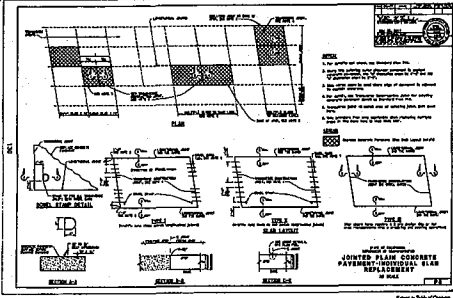
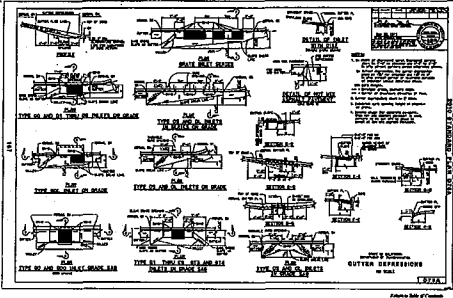
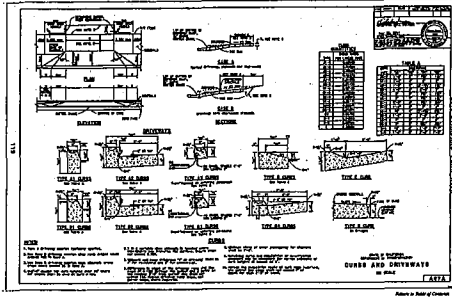
I HEREBY STATE THAT ALL PROVISIONS, ORDINANCES, LAWS AND REGULATIONS OF THE CITY OF OAKLAND AND THE STATE OF CALIFORNIA HAVE BEEN FULLY CONSIDERED AND COMPLIED WITH IN THE PREPARATION OF THIS PLAN AND I HOLD MYSELF RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE INFORMATION THEREON AS BEING BASED UPON A TRUE AND CORRECT SURVEY.



<p><b>KISTER, SAO &amp; REI, INC.</b> LAND SURVEYORS &amp; ENGINEERS 225 SAN JAMES AVENUE SUITE 200 OAKLAND, CALIFORNIA 94612 PHONE (415) 763-1111 FAX (415) 763-1112 WWW.KISTER-SAWO-REI.COM</p>	<p><b>PROJECT</b> PUBLIC IMPROVEMENTS 10000 54TH STREET TRACT 8181 IMPROVEMENTS</p>
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APPROVED PROJECT NO. DATE SHEET NO.	PROJECT NO. PROJECT NAME	<b>KISTER, SAVO &amp; REI, INC.</b> LAND SURVEYORS - CIVIL ENGINEERS 425 SAN PABLO AVENUE FOLSOM, CALIFORNIA 95630 PHONE: (916) 932-8888 FAX: (916) 932-3116 E-MAIL: KS@KSREI.COM	DESCRIPTION <b>CIVIL DETAILS</b> PUBLIC IMPROVEMENTS P-JOB PERMIT #P151500029 TRACT 6181 IMPROVEMENTS
		FOR: BOSTON DEVELOPMENT CO. LLC 15551-5574 DATE: JANUARY 18, 2018 SHEET NO. X-4018 OAKLAND CALIFORNIA	