

Introduced by

\_\_\_\_\_  
Councilmember

FILED  
OFFICE OF THE CITY CLERK  
CITY OF OAKLAND

2005 FEB 16 PM 9:01

Approved for Form and Legality

F. Faiz

\_\_\_\_\_  
City Attorney

## OAKLAND CITY COUNCIL

RESOLUTION No. 79755 C.M.S.

**A RESOLUTION GRANTING PPD MERRITT I, LLC, A REVOCABLE AND CONDITIONAL PERMIT TO ALLOW ELECTRICAL TRANSFORMER VAULTS FOR A NEW BUILDING AT 320 23rd STREET TO ENCROACH UNDER THE PUBLIC SIDEWALK ALONG WEBSTER STREET AND 23rd STREET**

**Whereas**, PPD Merritt I, LLC, a Delaware limited liability company ("Permittee") doing business in California (no. 200429010011), and owner of the properties described in Grant Deeds recorded November 1, 2004, Series No. 2004487336, and recorded December 20, 1994, Series 94388618, at the Office of the County Recorder, Alameda County, California, commonly known as 320 23rd Street (APN 008-0668-004, 008-0668-005, 008-0668-006, 008-0668-009-07) and more particularly described in Exhibit A attached hereto, has made application to the Council of the City of Oakland for a conditional permit to allow the installation of concrete vaults and electrical transformers under the public sidewalk along Webster Street and 23rd Street, and

**Whereas**, the transformers are necessary to provide electrical power for a new building and will be maintained by the Pacific Gas And Electric Company (PG&E); and

**Whereas**, the location of the encroachment has been approved by PG&E; and

**Whereas**, the limit of the encroachment is delineated in Exhibits B and C attached hereto; and

**Whereas**, the encroachment and its location will not interfere with the use by the public of the roadway or sidewalk or buried utilities; 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, and that in accordance with Section 15332 (Class 32: Infill Projects) and Section 15301 (Minor alteration to existing structure) of the California Code of Regulations this project is categorically exempt from the provisions of the California Environmental Quality Act; now, therefore, be it

**Resolved**, that the encroachment permit, as conditioned herein, does comply with the California Environmental Quality Act; and be it

**Further Resolved**, that the encroachment, as conditioned herein and delineated in Exhibits B and C, is hereby granted for a revocable permit to allow the installation of concrete vaults and electrical transformers under the public sidewalk along Webster Street and 23rd Street for a new building at 320 23rd Street; and be it

**Further Resolved**, that the encroachment permit is hereby conditioned by the following special requirements:

1. the Permittee is responsible for the relocation of all existing public utilities including but not limited to fire alarm cable, master signal cable, street lighting and intersection signal cable, as required; and

2. after notice to the Permittee, this permit shall be revocable at the sole discretion of the Council of the City of Oakland, expressed by resolution of said Council; and
3. the Permittee, by the acceptance of this conditional and revocable permit, hereby disclaims any right, title, or interest in or to any portion of the public right-of-way area, underlying the encroachments or the air space above and agrees that said temporary use of the area does not constitute an abandonment on the part of the City of Oakland of any of its rights for street purposes and otherwise; and
4. the Permittee shall maintain in force and effect at all times that the encroachments occupy the public right-of-way, valid and sufficient Commercial General Liability insurance in an amount not less than \$2,000,000.00 for each occurrence with a property damage sub-limit in the amount not less than \$1,000,000.00 for each occurrence, including contractual liability and naming as additional insureds the City of Oakland, its directors, officers, agents, representatives, employees, and volunteers against any and all claims arising out of the existence of said encroachments in said right-of-way area, and that a certificate of such insurance and subsequent notices of the renewal thereof, shall be filed with the City Engineer of the City of Oakland and that such certificate shall state that said insurance coverage shall not be canceled, materially changed, or be permitted to lapse without thirty (30) days' written notice to the City Engineer. The Permittee also agrees that the City of Oakland may review the type and amount of insurance required at any time and may require the Permittee to increase the amount of and/or change the type of insurance coverage required. In addition, the insurance amounts stated above shall be automatically adjusted upwards cumulatively consistent with the Consumer Price Index (CPI) in the Bay Area every five years; and
5. the Permittee, by the acceptance of this conditional permit agrees and promises to defend, hold harmless, and indemnify the City of Oakland, its directors, agents, officers, employees, representatives, assigns, successors, and volunteers from any and all claim, demand, lawsuit and judgment for damages of any kind and nature whatsoever arising out of or caused by the existence, installation or maintenance of the encroachments into the public right-of-way and regardless of responsibility for negligence. This indemnification shall survive termination of this Permit; and
6. the Permittee shall make no changes to the encroachments hereby allowed either structurally, with regard to dimension, or with respect to use, without the prior written consent of the City Engineer and understands that the City of Oakland may impose reasonable fees and considerations for processing permits required for such proposed changes. The Permittee also understands that the City of Oakland is not obligated to grant any changes requested by the Permittee; and
7. the Permittee, by the acceptance of this conditional permit shall be solely and fully responsible for the repair or replacement of any portion or all of the improvements in the event that the improvements shall have failed or have been damaged to the extent of creating a menace or of becoming a hazard to the safety of the general public; and that the Permittee shall be solely liable for the expenses connected therewith; and
8. upon the termination of the permission herein granted, the Permittee shall immediately remove the encroachments from within the public right-of-way, restore the premises to its original condition, and shall repair any resulting damage to the satisfaction of the City Engineer; and
9. the Permittee shall file with the City of Oakland for recordation, a disclaimer and agreement that Permittee accepts and shall comply with and shall be bound by each and all of the terms, conditions and provisions of this resolution; and that the disclaimer and agreement shall be subject to the approval of the City Attorney and the City Engineer; and

10. the plans and exact location of the encroachments hereby granted are subject to the review and approval of the City Engineer and that the Permittee shall obtain all necessary permits prior to commencing said work; and that the encroachment shall be located as set forth in Exhibits B and C; and

11. the Permittee acknowledges that the City of Oakland makes no representations or warranties as to the conditions beneath the encroachments; and that by accepting this conditional revocable permit, the Permittee agrees that it will use the encroachment area at its own risk, is responsible for the proper coordination of its activities with all other permittees, underground utilities, contractors, or workmen operating within the encroachment area and for the its own safety and any of its personnel in connection with its entry under this conditional revocable permit; and

12. the Permittee acknowledges that the City of Oakland is unaware of the existence of any hazardous substances beneath the encroachment areas, and hereby waives and fully releases and forever discharges the City of Oakland and its officers, directors, employees, agents, and volunteers from any and all claims, demands, liabilities, damages, actions, causes of action, penalties, fines, liens, judgments, costs, or expenses whatsoever (including, without limitation, attorneys' fees and costs), whether direct or indirect, known or unknown, foreseen or unforeseen, that may arise out of or in any way connected with the physical condition, or required remediation of the excavation area or any law or regulation applicable thereto, including, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (42 U.S.C. Sections 9601 et seq.), the Resource Conservation and Recovery Act of 1976 (42 U.S.C. Section 6901 et seq.), the Clean Water Act (33 U.S.C. Section 466 et seq.), the Safe Drinking Water Act (14 U.S.C. Sections 1401-1450), the Hazardous Materials Transportation Act (49 U.S.C. Section 1801 et seq.), the Toxic Substance Control Act (15 U.S.C. Sections 2601-2629), the California Hazardous Waste Control Law (California Health and Safety Code Sections 25100 et seq.), the Porter-Cologne Water Quality Control Act (California Health and Safety Code Section 13000 et seq.), the Hazardous Substance Account Act (California Health and Safety Code Section 25300 et seq.), and the Safe Drinking Water and Toxic Enforcement Act (California Health and Safety Code Section 25249.5 et seq.); and

13. the Permittee further acknowledges that it understands and agrees that it hereby expressly waives all rights and benefits which it now has or in the future may have, under and by virtue of the terms of California Civil Code Section 1542, which reads as follows: "A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM MUST HAVE MATERIALLY AFFECTED HIS SETTLEMENT WITH THE DEBTOR" ; and

14. the Permittee recognizes that by waiving the provisions of Civil Code Section 1542, it will not be able to make any claims for damages that may exist, and to which, if known, would materially affect its decision to execute this encroachment agreement, regardless of whether Permittee's lack of knowledge is the result of ignorance, oversight, error, negligence, or any other cause; and

15. the hereinabove conditions shall be binding upon the Permittee and the successive owners and assigns thereof; and be it

**Further Resolved**, that this resolution shall take effect when all the conditions hereinabove set forth shall have been complied with to the satisfaction of the City Attorney and the City Engineer of the City of Oakland and shall become null and void upon the failure of the Permittee to comply with the conditions hereinabove set forth after notice and failure to cure such conditions in a reasonable manner; and be it

**Further Resolved**, that the City Clerk is hereby directed to file a certified copy of this resolution for recordation with the Office of the Alameda County Recorder

IN COUNCIL, OAKLAND, CALIFORNIA, MAR - 7 2006, 2006.

PASSED BY THE FOLLOWING VOTE:

AYES - BROOKS, BRUNNER, CHANG, KERNIGHAN, NADEL, QUAN, REID, AND PRESIDENT DE LA FUENTE - 6

NOES - 0

ABSENT - 0

ABSTENTION - 0

Excused - Reid DeLaFuente - 2

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

## Exhibit A-1

### Lands of PPD Merritt I, LLC

These parcels of land in the City of Oakland, County of Alameda, State of California, described as follows:

#### PARCEL ONE:

Lots 15, 16 and 17, Block 2256, Map of the "Subdivision of Blocks 2256, 2257 and 2258 of the Valdez Tract", filed April 8, 1978, Map Book 5, Page 15, Alameda County Records.

BEGINNING at the southeasterly corner of said parcel one; thence along the southerly line of said parcel, westerly, 100.00 feet to the southwesterly corner of said parcel; thence along the westerly line, at right angles northerly, 109.50 feet; thence continuing along said westerly line, at right angles westerly, 25.00 feet; thence continuing along said westerly line, at right angles northerly, 50.00 feet to the northwesterly corner of said parcel; thence along the northerly line of said parcel, at right angles easterly, 125.00 feet to the northeasterly corner of said parcel; thence along the easterly line, at right angles southerly 159.50 feet to the POINT OF BEGINNING and containing an area of 17,200 square feet, more or less.

#### PARCEL TWO:

Lots 4, 5, 12, 13 and 14, and a portion of Lots 3, 6, 9, 10 and 11, in Block 2256, "Map of the Subdivision of Blocks 2256, 2257 and 2258, Valdez Tract", filed April 8, 1878 in Book 5 of Maps, Page 15, Alameda County Records, described as follows:

Beginning at a point on the eastern line of Webster Street, distant thereon Northerly 140.75 feet from the Northern line of 23rd formerly Locust Street; and running thence along said line of Webster Street Northerly 136 feet; thence at right angles Easterly 125 feet; thence at right angles Northerly 42.25 feet; thence at right angles Easterly 125 feet to the Western line of Valdez Street; thence along the last named line Southerly 159.50 feet; thence at right angles Westerly 125 feet; thence at right angles Southerly 18.75 feet; thence at right angles Westerly 125 feet to the point of beginning.

Excepting therefrom the Northern 32.75 feet of the Western 25 feet of Lot 12 and the Southern 9.5 feet of the Eastern 25 feet of Lot 9, as conveyed to John R. Torchio, et ux, by deed recorded October 31, 1975, Reel 4151, Image 617, Official Records.

## Exhibit A-2

### Lands of PPD Merritt I, LLC

#### PARCEL THREE:

Lots 2 and 3, Block 2256, Map of the "Subdivision of Blocks 2256, 2257 and 2258 of the Valdez Tract", filed April 8, 1978, Map Book 5, Page 15, Alameda County Records.

BEGINNING at the southwesterly corner of said parcel three; thence along the westerly line of said parcel northerly 81.25 feet to the northwesterly corner of said parcel; thence along the northerly line of said parcel, at right angles easterly 125.00 feet to the northeasterly line of said parcel; thence along the easterly line of said parcel, at right angles southerly, 31.25 feet; thence continuing along said easterly line, at right angles westerly, 25.00 feet; thence continuing along said easterly line, at right angles southerly 50.00 feet to the southeasterly corner of said parcel; thence along the southerly line of said parcel, at right angle westerly 100.00 feet to the POINT OF BEGINNING and containing an area of 8,906 square feet, more or less.

Excepting therefrom that portion of Lot 3 lying within the above described Parcel 2.

APN:008-0668-004, 009-7

Real property in the City of Oakland, County of Alameda, State of California, described as follows:

Parcel one:

Lot 1, Block 2256, Valdez Tract, filed April 8, 1978, in Book 5, Page 15, of Maps, Alameda County Records.

Beginning at the intersection of the Northern line of 23<sup>rd</sup> Street, formerly Locust Street with the Eastern line of Webster Street, as said streets are shown on the map herein referred to; running thence Northerly along said line of Webster Street, 59 feet 6 inches; thence at right angles Easterly 100 feet; thence at right angles Southerly 59 feet 6 inches to said line of 23<sup>rd</sup> Street and thence Westerly along said last named line 100 feet to the point of beginning.

Parcel two:

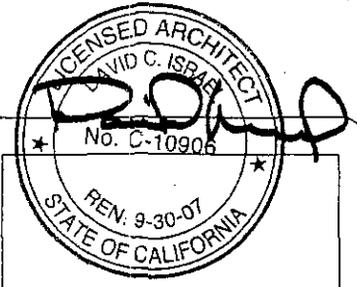
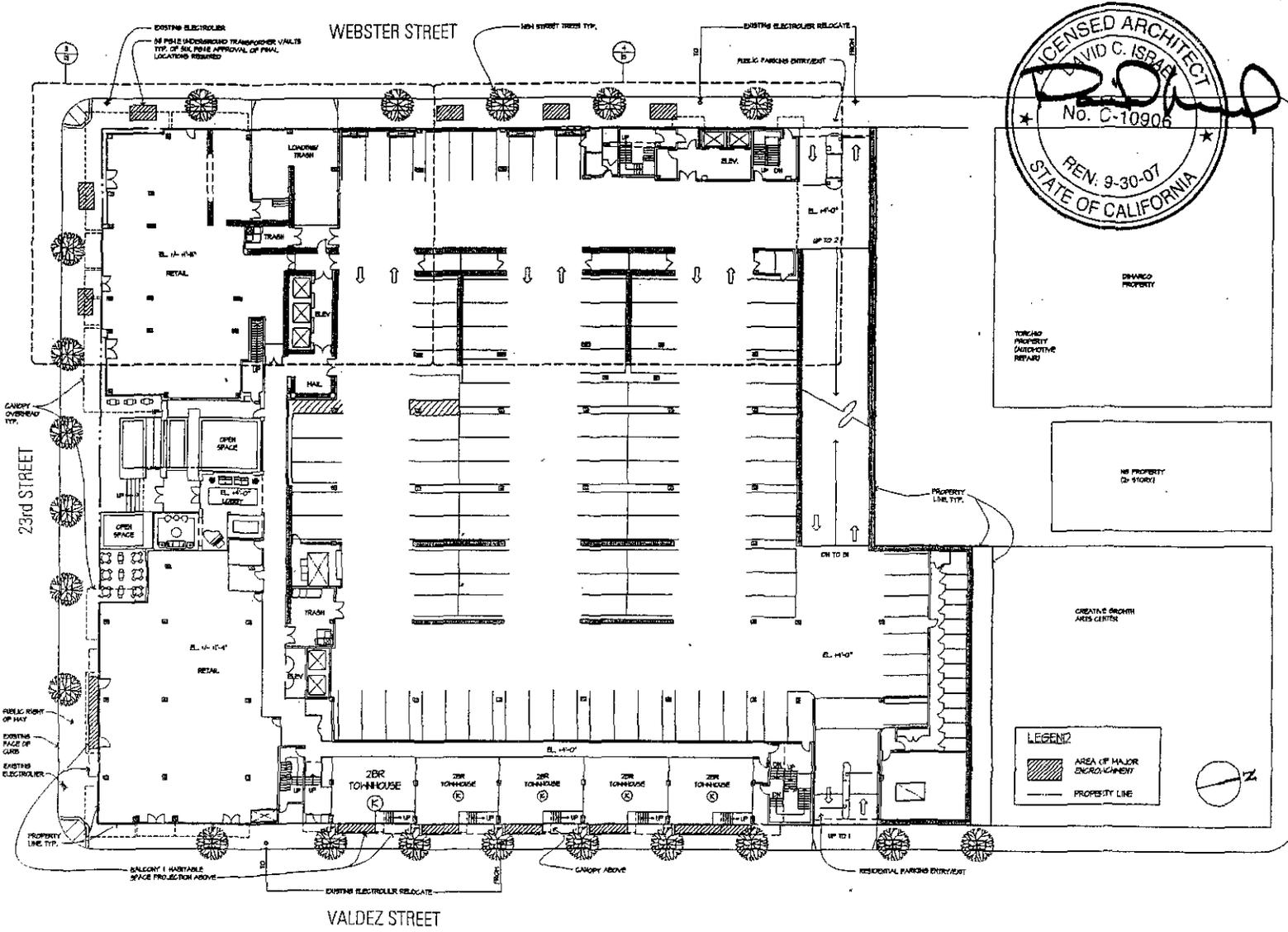
Lot 18, Block 2256, Valdez Tract, April 8, 1978, in Book 5, Page 15, of Maps, Alameda County Records.

Beginning at a point on the Northern line of 23<sup>rd</sup> Street formerly Locust Street, distant thereon Westerly 100 feet from the point of intersection thereof with the Western line of Valdez Street; running thence Westerly along said line of 23<sup>rd</sup> Street 50 feet; thence at right angles Northerly 109 feet 6 inches thence at right angles Easterly 50 feet; thence at right angles Southerly 109 feet 6 inches to the point of beginning.

APN: 008-0668-005, 006

# Exhibit B

## Locations of Electrical Transformer Vaults



DRAWING PROPERTY

TOWARD PROPERTY  
COUNTERCLOCKWISE  
REPAIR

NO PROPERTY  
IN STOREY

CREATIVE GROWTH  
AREA CENTER

LEGEND

- AREA OF MAJOR ENCROACHMENT
- PROPERTY LINE



# Exhibit C

## Section View of Electrical Transformer Vaults

