



FILED  
OFFICE OF THE CITY CLERK  
OAKLAND

2017 AUG 29 PM 3:11 **AGENDA REPORT**

**TO:** Sabrina B. Landreth  
City Administrator

**FROM:** Ryan Russo  
Director, DOT

**SUBJECT:** Tract No. 8351 Subdivision Map,  
469 Jean Street

**DATE:** August 2, 2017

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City Administrator Approval

Date:

*8/28/17*

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**RECOMMENDATION**

**Staff Recommends That The City Council Adopt:**

**Resolution Conditionally Approving A Final Map For Tract No. 8351, Located At 469 Jean Street For A Seven Lot Subdivision For Ivy Properties, LLC; And**

**Resolution Authorizing The City Administrator Or Designee To Enter Into A Subdivision Improvement Agreement With Ivy Properties, LLC For Deferred Construction Of Public Infrastructure Improvements As A Condition To Final Map Approval For Tract No. 8351 Located At 469 Jean Street**

**EXECUTIVE SUMMARY**

Resolution conditionally approving the final subdivision map for Tract No. 8351 located at 469 Jean Street is an administrative (ministerial) action by the City Council following the approved tentative tract map for the subdivision by the Planning and Building Department. Refer to **Exhibit A** to the Resolution for the Final Tract Map No. 8351 and Public Infrastructure Improvements and Common Infrastructure Improvements.

Resolution authorizing the approval of the Subdivision Improvement Agreement for deferred construction of public infrastructure improvements is a discretionary action by the City Council to assure that the improvements are completed and accepted by the City prior to occupancy. Refer to **Exhibit B** to the Resolution for the Subdivision Improvement Agreement and Public Infrastructure Improvements and Common Infrastructure Improvements.

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Adopting the two resolutions together will:

1. Authorize the City Engineer and City Clerk to execute the Final Subdivision Map for recordation with the Alameda County Clerk-Recorder; and
2. Authorize the City Administrator or designee to enter into the Subdivision Improvement Agreement (SIA) with Ivy Properties, LLC, for deferred construction of public infrastructure improvements and private access roadway and utilities required to service the parcels.

### **BACKGROUND/ LEGISLATIVE HISTORY**

Ivy Properties, LLC ("Subdivider") is the owner in fee title and subdivider of the seven lot subdivision located at 469 Jean Street and approved in Tentative Tract Map No. 8351.

On September 21, 2016, the City Planning Commission approved the Tentative Tract Map for Tract No. 8351 and related land use entitlements (permit number PLN16193), subject to various conditions of approval, and confirmed staff's environmental determination that the proposal was exempt from the California Environmental Quality Act (CEQA) review under CEQA Guidelines sections 15183 (projects consistent with a community plan, general plan or zoning) and 15332 (infill development projects).

Government Code section 66462 authorizes the City to enter into a Subdivision Improvement Agreement (SIA) with the Subdivider as a condition of the final map approval if at the time of the approval the required public improvements have not been completed and accepted. The SIA will guarantee construction of public infrastructure improvements and private access roadway and utilities required to service the parcels.

The SIA contains the following:

1. Construction of surface and subsurface infrastructure improvements (permit number PX1700025) after the Final Tract Map is recorded;
2. Completion of the infrastructure construction within one (1) year of the Effective Date of the SIA;
3. Posting of adequate security (150% of construction cost) prior to execution of the SIA to assure completion of the infrastructure construction;
4. Procuring and maintaining the required minimum limits of insurance indemnify the City to the maximum extent permitted by law;
5. Two (2) year warrantee period following completion of the infrastructure construction;
6. Adequate security (25% of construction cost) to maintain the infrastructure during the warrantee period.

The Subdivider presented a Final Map to the City for subdivision of one parcel located at 469 Jean Street into seven (7) parcels and construction of six two-story buildings and the preservation of one existing three-story duplex for a total of 8 residential units.

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The City Engineer has determined that Final Subdivision Map is in substantial compliance with the approved tentative subdivision map.

### **ANALYSIS AND POLICY ALTERNATIVES**

As set forth in the California Government Code section 66474.1 (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 substantially complies with the previously approved Tentative Subdivision Map and is technically correct

with map size and medium, metes and bounds, required signatures and statements, required licensures, etc. There is no alternative action or policy.

The controlling discretionary action by the City related to a subdivision map was at the Tentative Subdivision Map stage. The purpose of submitting this Final Subdivision Map to City Council is only to ensure that the Council and the public remain informed about this development.

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.

### **FISCAL IMPACT**

Staff cost for processing the Final Subdivision Map is covered by the Master Fee Schedule and paid for by the Subdivider.

### **PUBLIC OUTREACH/ INTEREST**

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

### **COORDINATION**

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

### **SUSTAINABLE OPPORTUNITIES**

**Economic:** Through this proposed development, the subdivision will provide additional housing in Oakland.

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***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 development will increase living space and housing opportunities improving economic vitality in Oakland.

### **CEQA**

Approval of the final subdivision map is exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code section 21080(b)(1) (ministerial projects) and CEQA Guidelines section 15268 (ministerial projects). Approval of the SIA is exempt from CEQA pursuant to CEQA Guidelines sections 15061(b)(3) (no significant effect on the environment), 15183 (projects consistent with a community plan, general plan or zoning) and 15332 (infill development projects), each as a separate and independent basis and when viewed collectively as an overall basis for CEQA clearance.

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**ACTION REQUESTED OF THE CITY COUNCIL**

Staff Recommends That The City Council Adopt Resolutions:

1. Conditionally Approving A Final Map For Tract No. 8351, Located At 469 Jean Street For A Seven Lot Subdivision For Ivy Properties, LLC; And
2. Authorizing The City Administrator Or Designee To Enter Into A Subdivision Improvement Agreement With Ivy Properties, LLC For Deferred Construction Of Public Infrastructure Improvements As A Condition To Final Map Approval For Tract No. 8351 Located At 469 Jean Street

For questions regarding this report, please contact Kevin Kashi, Engineering Design and Right of Way at 510-238-7116.

Respectfully submitted,

  
for RYAN RUSSO  
Director, Department of Transportation

Reviewed by:  
Wladmir Wlassowsky, Interim Assistant Director  
Transportation Services Division

Prepared by:  
Kevin Kashi, P.E. Supervising Civil Engineer  
Public Works Engineering Services

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2017 AUG 29 PM 3:11 OAKLAND CITY COUNCIL

**RESOLUTION NO. \_\_\_\_\_ C.M.S.**

**RESOLUTION CONDITIONALLY APPROVING A FINAL MAP FOR TRACT NO. 8351, LOCATED AT 469 JEAN STREET FOR A SEVEN LOT SUBDIVISION FOR IVY PROPERTIES, LLC**

**WHEREAS**, Ivy Properties, LLC, a California limited liability company (“Subdivider”), is the subdivider of seven (7) parcels identified by the Alameda County Assessor as APN 010-0821-024-00, and by the Alameda County Clerk-Recorder as Tract No. 8351, and by the City of Oakland as 469 Jean Street; and

**WHEREAS**, the Subdivider has acquired by purchase for valuable consideration the real property comprising Tract No. 8351 through a grant deed, series no. 2015313953, recorded November 25, 2015, by the Alameda County Clerk-Recorder; and

**WHEREAS**, said parcel is comprised of a portion of Lot 8 (Block R) of the Map entitled, “Revised Map of Oakland Heights, Alameda County, California,” recorded by the Alameda County Clerk-Recorder on June 11, 1890 in Book 9 of maps, Page 54; and

**WHEREAS**, the Subdivider applied to the City of Oakland for a Tentative Tract Map (TTM 8351) to subdivide said platted land, which proposed:

- Subdivision of one existing lot into seven (7) mini-lots accessed by a shared-driveway from Jean Street; and
- Construction of six two-story buildings and the preservation of one existing three-story duplex for a total of 8 residential units, each with its own off-street parking space; and

**WHEREAS**, on September 21, 2016, the City Planning Commission approved the Tentative Tract Map for Tract No. 8351 and the land use entitlements (PLN16193), 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. 8351, which proposes the subdivision of seven (7) developable parcels, mini-lot development, identified as Lots 1, 2, 3, 4, 5, 6, and 7; and

**WHEREAS**, the Secretary of the City Planning Commission has certified that the Planning Commission approved the Tentative Map for Tract No. 8351, 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. 8351, 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, and 7; and
- the Final Map for Tract No. 8351 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, 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. 8351; 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. PX1700025 and the Subdivider's plans and specifications for construction of the required public infrastructure improvements and infrastructure within private property common to subdivided lots known as private-public 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. 8351, 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. 8351 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. 8351; and be it

**FURTHER RESOLVED:** That the City Engineer is hereby authorized to endorse the Final Map for Tract No. 8351; 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. 8351 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. 8351 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, CAMPBELL WASHINGTON, GALLO, GIBSON MCELHANEY, GUILLEN, KALB, KAPLAN and PRESIDENT REID

NOES -

ABSENT -

ABSTENTION -

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

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

*Exhibits*

*Exhibit A, Final Tract Map No. 8351 (three pages)*

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

**OWNER'S STATEMENT**

THE UNDERSIGNED HEREBY STATES THAT IVY PROPERTIES, LLC IS THE OWNER OF THE LAND DELINEATED AND EMBRACED WITHIN THE EXTERIOR BOUNDARY LINES ON THE HEREOF EMBODIED TRACT MAP ENTITLED "TRACT 8351, OAKLAND, ALAMEDA COUNTY, CALIFORNIA"; THAT SAID OWNER ACQUIRED TITLE TO SAID LAND BY VIRTUE OF THE DEED RECORDED NOVEMBER 25, 2015 UNDER SERIES NO. 2015-313953, RECORDS OF ALAMEDA COUNTY, CALIFORNIA; THAT SAID OWNER CONSENTS TO THE PREPARATION OF AND FILING OF THIS TRACT MAP.

THE AREAS DESIGNATED AS "PRIVATE ACCESS AND UTILITIES EASEMENT" ARE NOT DEDICATED FOR USE BY THE GENERAL PUBLIC BUT ARE FOR THE USE OF THE OWNERS OF LOTS 1-7 OF TRACT 8351 AND THEIR SUCCESSORS AND ASSIGNS AND SHALL BE USED AND MAINTAINED BY SAID LOT OWNERS IN ACCORDANCE WITH THE DECLARATION THAT GOVERNS THE USE AND MAINTENANCE OF SAID EASEMENTS RECORDED UNDER SERIES \_\_\_\_\_, RECORDS OF ALAMEDA COUNTY, CALIFORNIA.

THE AREAS DESIGNATED AS "EMERGENCY ACCESS EASEMENT" ARE HEREBY OFFERED FOR DEDICATION TO THE PUBLIC FOR ACCESS OF INGRESS AND EGRESS OF PUBLIC SAFETY/EMERGENCY PERSONNEL, ON AND OVER SAID AREAS. SAID EASEMENTS WILL BE MAINTAINED BY THE OWNERS OF LOTS 1-7 OF TRACT 8351 AND THEIR SUCCESSORS AND ASSIGNS. NO STRUCTURE MAY BE PLACED ON SAID EASEMENTS.

IVY STAR, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

\_\_\_\_\_  
BRAD ROEMER, ADMINISTRATIVE MEMBER DATE

**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 BRAD ROEMER IN MAY OF 2016. 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 OR THAT THEY WILL BE SET BEFORE DECEMBER, 2018, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

\_\_\_\_\_  
JEFFREY BLACK, LS 5252 DATE

**CITY PLANNING COMMISSION'S STATEMENT**

THIS MAP IS BASED ON A TENTATIVE TRACT MAP APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF OAKLAND AT THEIR MEETING ON JULY 9, 2014, AND WHEN RECORDED THIS MAP BECOMES THE OFFICIAL MAP OF THE LAND DIVISION.

\_\_\_\_\_  
DATE ROBERT MERKAMP  
SECRETARY OF THE CITY PLANNING COMMISSION OF  
THE CITY OF OAKLAND, CALIFORNIA

**OWNER'S ACKNOWLEDGMENT**

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 that document.

STATE OF CALIFORNIA  
COUNTY OF ALAMEDA

ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_  
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED BRAD ROEMER, 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 HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS 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 PARAGRAPH IS TRUE AND CORRECT.

SIGNATURE OF NOTARY PUBLIC: \_\_\_\_\_  
PRINTED NAME OF NOTARY: \_\_\_\_\_  
PRINCIPAL PLACE OF BUSINESS: \_\_\_\_\_  
COMMISSION EXPIRES: \_\_\_\_\_

**CITY ENGINEER'S STATEMENT**

I, VLADIMIR WLASSOWSKY, HAVING BEEN AUTHORIZED TO PERFORM THE FUNCTION OF THE CITY ENGINEER OF THE CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREOF EMBODIED TRACT MAP ENTITLED "TRACT 8351, OAKLAND, ALAMEDA COUNTY, 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 PARCEL MAP COMPLIES WITH ALL PROVISIONS OF THE SUBDIVISION MAP ACT OF THE GOVERNMENT CODE AND THE LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE TRACT MAP.

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

\_\_\_\_\_  
VLADIMIR WLASSOWSKY, RCE 40013  
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, ALAMEDA COUNTY, CALIFORNIA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREOF EMBODIED TRACT MAP ENTITLED "TRACT 8351 OAKLAND, ALAMEDA COUNTY, 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, PLS 4700  
CITY SURVEYOR, CITY OF OAKLAND  
ALAMEDA COUNTY, CALIFORNIA

**CITY CLERK'S STATEMENT**

I, LATONDA D. SIMMONS, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THE HEREOF EMBODIED MAP ENTITLED "TRACT 8351, CITY OF OAKLAND, COUNTY OF ALAMEDA, CALIFORNIA", WAS PRESENTED TO SAID COUNCIL AT A REGULAR MEETING HELD ON \_\_\_\_\_, AND THAT SAID COUNCIL DID THEREUPON BY RESOLUTION NUMBER \_\_\_\_\_, APPROVE SAID MAP.

I HEREBY ACCEPT ON BEHALF OF THE CITY OF OAKLAND, THE AREAS DESIGNATED AS "EMERGENCY ACCESS EASEMENT" HEREBY DEDICATED IN ACCORDANCE WITH SECTION 16.12.080 OF THE OAKLAND MUNICIPAL CODE.

I FURTHER CERTIFY THAT ALL BONDS AS REQUIRED BY LAW TO ACCOMPANY THE WITHIN MAP HAVE BEEN APPROVED BY SAID COUNCIL AND ARE FILED IN MY OFFICE. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
LATONDA D. SIMMONS  
CITY CLERK AND CLERK OF THE CITY  
COUNCIL OF THE CITY OF OAKLAND  
ALAMEDA COUNTY, CALIFORNIA

**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 65492 AND 65493 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA.

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

BY: \_\_\_\_\_  
DEPUTY COUNTY CLERK  
DATE: \_\_\_\_\_

**RECORDER'S STATEMENT**

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

\_\_\_\_\_  
STEVE MANNING  
COUNTY RECORDER, IN AND FOR  
COUNTY OF ALAMEDA, STATE OF CALIFORNIA

BY: \_\_\_\_\_  
DEPUTY COUNTY RECORDER

**TRACT 8351  
BEING A SEVEN MINI-LOT SUBDIVISION OF**

A PORTION OF LOT 8, BLOCK R  
REVISED MAP OF OAKLAND HEIGHTS (9 M 54)  
CITY OF OAKLAND, COUNTY OF ALAMEDA, CALIFORNIA  
APRIL 2017

**MORAN ENGINEERING, INC.**

OWNER/SUBDIVIDER:  
IVY STAR, LLC  
c/o BRAD ROEMER  
P.O. BOX 20545  
OAKLAND, CA 94620  
510\326-8647

CIVIL ENGINEERS \ LAND SURVEYORS  
1930 SHATTUCK AVENUE, SUITE A  
BERKELEY, CALIFORNIA 94704  
(510) 848-1930  
F.B. 899 JEAN-TLDRWG JOB NO. 16-54401

**TRUSTEE'S STATEMENT**

THE UNDERSIGNED, AS TRUSTEE OF THE DEED OF TRUST RECORDED JANUARY 24, 2007, UNDER SERIES NUMBER 2007-037336, OFFICIAL RECORDS OF ALAMEDA COUNTY, CALIFORNIA, DOES HEREBY JOIN IN AND CONSENT TO THE EXECUTION OF THE FOREGOING OWNER'S STATEMENT AND TO THE PREPARATION AND FILING OF THIS MAP AND ALL DEEDINGS AND DEDICATIONS THEREON.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.  
SOLELY AS NOMINEE FOR ML, INC.

NAME:  
TITLE:

NAME:  
TITLE:

**TRUSTEE'S ACKNOWLEDGMENT**

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 that document.

STATE OF \_\_\_\_\_  
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(IES), AND BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY(IES) UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND:  
(SIGNATURE OF NOTARY PUBLIC): \_\_\_\_\_  
PRINTED NAME OF NOTARY: \_\_\_\_\_  
PRINCIPAL PLACE OF BUSINESS: \_\_\_\_\_  
COMMISSION EXPIRES: \_\_\_\_\_

OWNER/SUBDIVIDER:  
IVY STAR, LLC  
c/o BRAD ROEMER  
P.O. BOX 20545  
OAKLAND, CA 94620  
510\326-8647

**NATURAL HAZARDS STATEMENT**

THIS REAL PROPERTY LIES WITHIN THE FOLLOWING HAZARDOUS AREA: A SEISMIC HAZARD ZONE-LIQUIFACTION ZONE PURSUANT TO SECTION 2696 OF THE PUBLIC RESOURCES CODE. THESE HAZARDS MAY LIMIT YOUR ABILITY TO DEVELOP THE REAL PROPERTY, TO OBTAIN INSURANCE, OR TO RECEIVE ASSISTANCE AFTER A DISASTER. THE MAPS ON WHICH THESE DISCLOSURES ARE BASED ESTIMATE WHERE NATURAL HAZARDS EXIST. THEY ARE NOT DEFINITIVE INDICATORS OF WHETHER OR NOT A PROPERTY WILL BE AFFECTED BY A NATURAL DISASTER. TRANSFEREE(S) AND TRANSFEROR(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE REGARDING HAZARDS AND OTHER HAZARDS THAT MAY AFFECT THE PROPERTY.

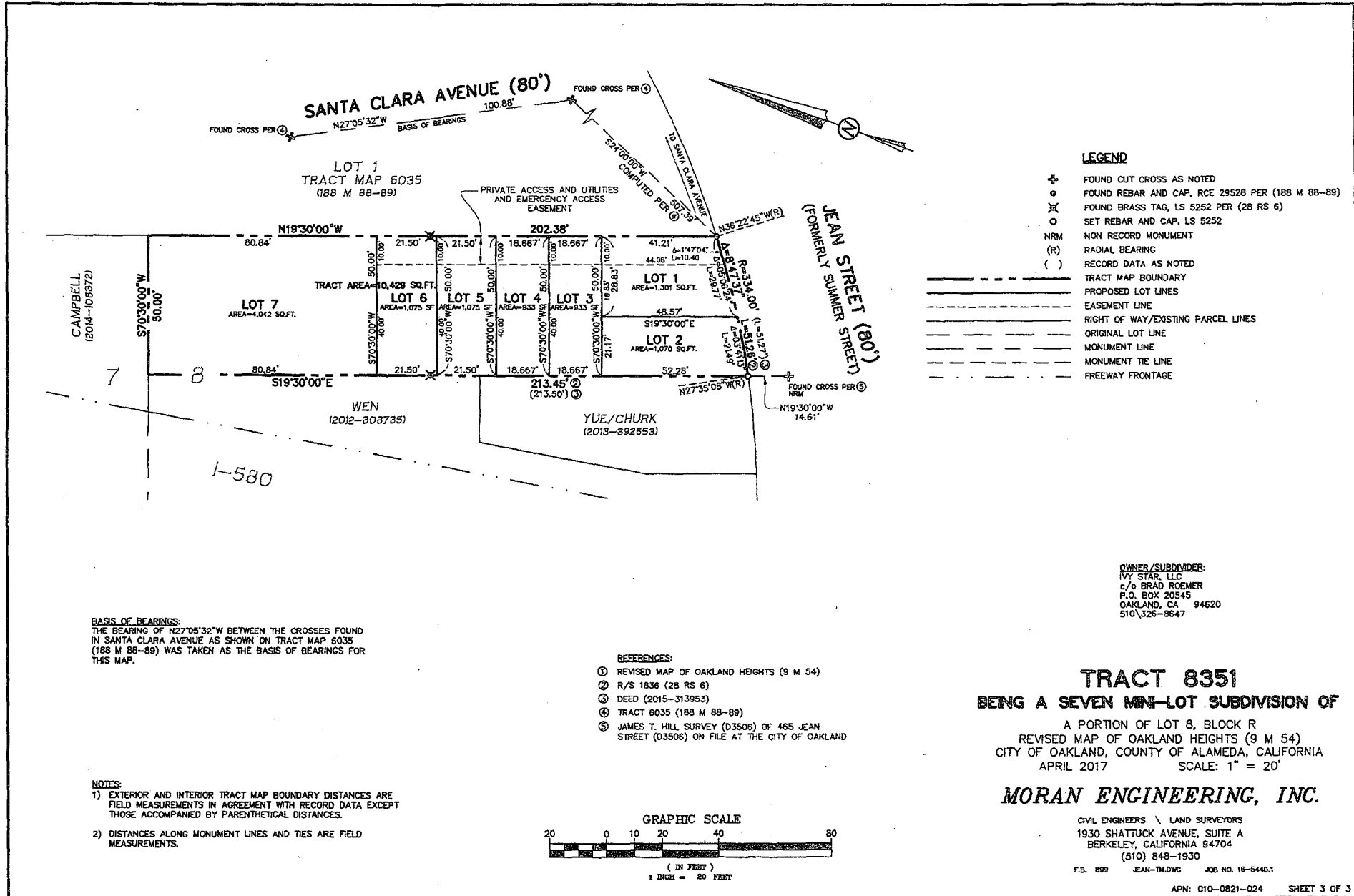
**TRACT 8351**  
**BEING A SEVEN MINI-LOT SUBDIVISION OF**

A PORTION OF LOT 8, BLOCK R  
REVISED MAP OF OAKLAND HEIGHTS (9 M 54)  
CITY OF OAKLAND, COUNTY OF ALAMEDA, CALIFORNIA  
APRIL 2017

**MORAN ENGINEERING, INC.**

CIVIL ENGINEERS \ LAND SURVEYORS  
1930 SHATTUCK AVENUE, SUITE A  
BERKELEY, CALIFORNIA 94704  
(510) 848-1930

F.B. 899 JEAN-TM.DWS JOB NO. 16-5440.1



MORAN ENGINEERING, INC.  
 CIVIL ENGINEERS / LAND SURVEYORS  
 1930 SHATTUCK AVENUE  
 BERKELEY, CALIFORNIA 94704  
 TEL. (510) 848-1930

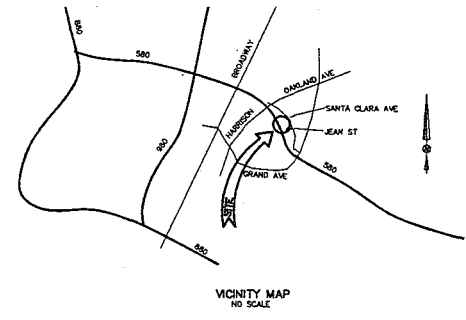
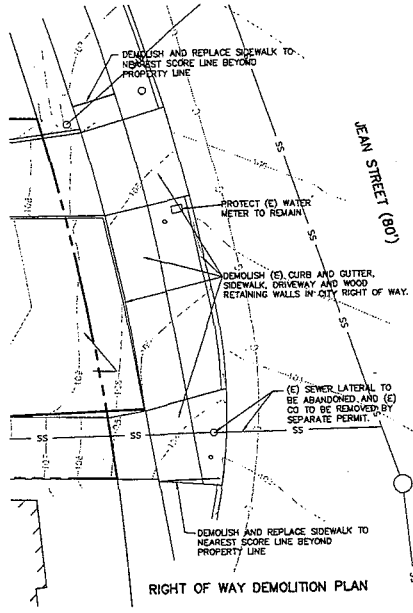


PX1700025  
**FRONTAGE IMPROVEMENTS AND GRADING PLAN**  
 469 JEAN STREET  
 OAKLAND CALIFORNIA

DRAWING	JEAN-CIVL
F.B. NO.	899
SCALE	1" = 8'
DATE	MAY 25, 2017
REVISIONS	
JOB NO.	17-5440
SHEET 1 OF 3	
<b>C1.0</b>	

- GENERAL NOTES:**
- ELEVATIONS ARE BASED ON THE DATUM OF THE CITY OF OAKLAND.
  - IMPROVEMENTS SHALL BE CONSTRUCTED UNDER THE DIRECTION OF AND IN ACCORDANCE WITH:
    - THE CITY OF OAKLAND COMMUNITY AND ECONOMIC DEVELOPMENT AGENCY.
    - THE GEOTECHNICAL CONSULTATION FOR THE SITE PREPARED BY ROCKRIDGE GEOTECHNICAL, DATED MAY 27, 2016.
  - THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT, (800) 842-2444 48 HOURS PRIOR TO ANY EXCAVATION. THE USA AUTHORIZATION NUMBER SHALL BE KEPT AT JOB SITE.
  - SHOULD IT APPEAR THAT THE WORK TO BE DONE, OR ANY MATTER RELATIVE THERETO, IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT DAVID FRANCO AT (510) 848-1930 FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.
  - THE GEOTECHNICAL ENGINEER SHALL BE NOTIFIED 72 HOURS PRIOR TO EARTHWORK OPERATIONS.
  - MINIMUM COVER OVER DRAIN PIPE WITHIN THE CITY RIGHT OF WAY IS 3.5 FEET AND ON PRIVATE PROPERTY 2 FEET. WHERE SLOPE OF SOILD PIPE IS NOT INDICATED MINIMUM SLOPE IS 1%.
  - THE CONTRACTOR SHALL CONSTRUCT THE PROJECT USING APPLICABLE BEST MANAGEMENT PRACTICES TO PREVENT POLLUTANTS AND SEDIMENTS FROM ENTERING INTO THE STORM WATER SYSTEM IN ACCORDANCE WITH THE CITY OF OAKLAND STORM WATER ORDINANCE 11590 CMS AND THE CLEAN WATER ACT.
  - DURING THE RAINY SEASON PROVIDE EROSION AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH THE MANUAL OF STANDARDS FOR THE ASSOCIATION OF BAY AREA GOVERNMENTS (ABAG). THE MEASURES INCLUDE: STABILIZED CONSTRUCTION ENTRANCE, STRAW BALE DIKE OR SILT FENCE AROUND CONSTRUCTION SITE, DROP INLET SEDIMENTATION FILTERS, TEMPORARY DIVERSION DIKES OR ANY OTHER MEASURES AS REQUIRED BY THE CITY OF OAKLAND PUBLIC WORKS DEPARTMENT.
  - MATERIALS FOR SERVICE UTILITIES SHALL CONFORM TO THE STANDARDS OF THE RESPECTIVE LOCAL AGENCIES AND TO THE CURRENT ADDITION OF THE UNIFORM BUILDING CODE.
  - THE PROJECT SHALL MEET APPLICABLE MUNICIPAL AND BUILDING CODES. ALL FEES SHALL BE PAID PRIOR TO ISSUANCE OF P&P PERMIT AND PRIOR TO EXECUTION OF A P-JOB AGREEMENT.
  - AFTER ALL UNDERGROUND UTILITY CONNECTIONS ARE MADE, ALL STREET EXCAVATIONS HAVE BEEN PERFORMED, AND THE MAJORITY OF PROJECT CONSTRUCTION IS COMPLETE, PROVIDE 2-INCHES GRIND AND OVERLAY OF ONE TRAFFIC LANE (OR NOT LESS THAN 13 FEET) ALONG THE PROJECT FRONTAGE AND 5 FEET BEYOND EDGE OF UTILITY TRENCHES FOR ALL UTILITIES NOT WITHIN SAID TRAFFIC LANE. UPPER COURSE OF PAVEMENT RESTORATION (TOP 2-INCHES OF AC) OR AC OVERLAY SHALL BE 1/2 INCH AGGREGATE, TYPE C2 MIX FROM TABLE 203-6.4.3 OF THE GREENBOOK, PG 64-10 WITH 15% RAP. REPAIR ALL STRIPING.
  - FOR AC P&U AT NOW UP OF GUTTER, BOTTOM COURSES SHALL BE 3/4-INCH AGGREGATE, TYPE C2 MIX, TABLE 203-6.4.3 OF THE GREENBOOK, PG 64-10 WITH 15% RAP.
  - A MINOR ENCROACHMENT PERMIT IS REQUIRED FOR THOSE PORTIONS OF RETAINING WALL, TRENCH DRAIN, DRAINAGE INLETS AND PEROUS PAVERS WITHIN THE CITY RIGHT-OF-WAY.
  - SEE LANDSCAPE SHEET L-1 FOR TREATMENT OF FINISHED SURFACES ON SITE.

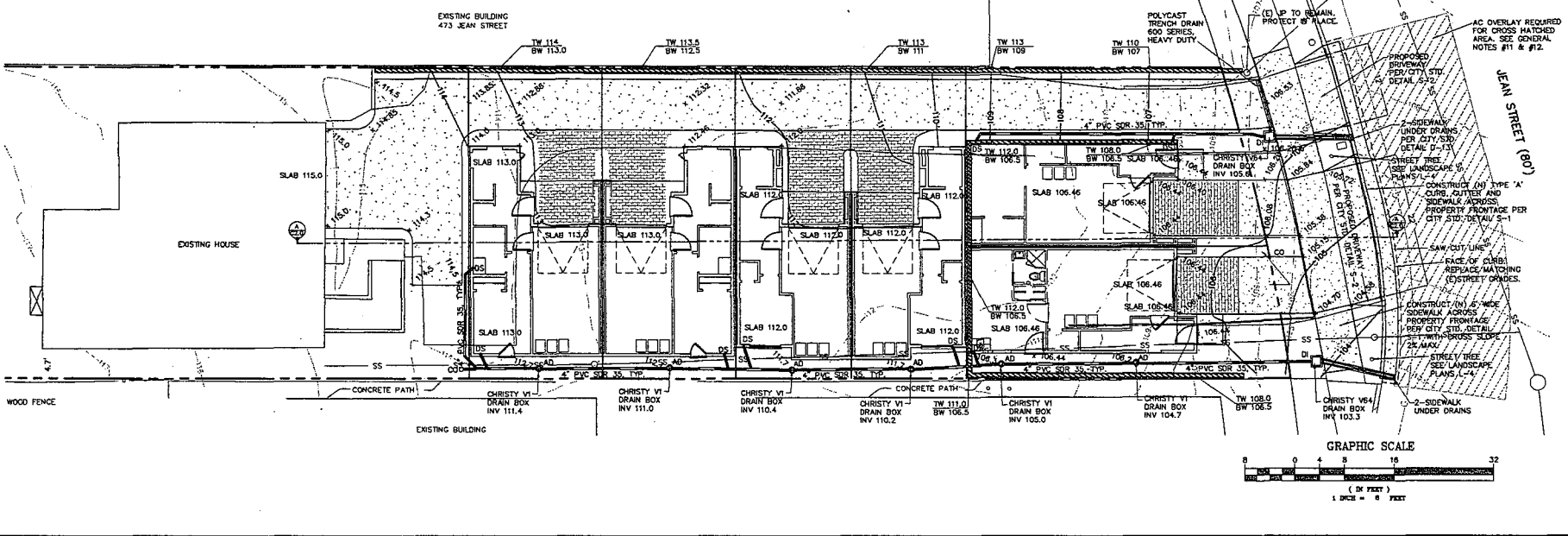
- LEGEND**
- AC ASPHALT/CONCRETE
  - AD AREA DRAIN
  - BD0 BOREHOLE/DRILL PLANTER
  - BW BASE OF WALL
  - CO CLEAN OUT
  - CTV CABLE TELEVISION
  - DI DRAIN INLET
  - DS DOWNSPOUT
  - E ELECTRIC
  - EP EDGE OF PAVEMENT
  - FF FINISH FLOOR
  - PH FIRE HYDRANT
  - FL FLOW LINE
  - C GAS
  - GR GRATE
  - GV GAS VALVE
  - INV INVERT
  - JP JOINT POLE
  - JT JOINT TRENCH (E.G. CTV, TE)
  - MH MANHOLE
  - OHW OVERHEAD WIRES
  - R.O.W. RIGHT OF WAY
  - SB SPLASH BLOCK
  - SD STORM DRAIN
  - SS SANITARY SEWER
  - TC TOP OF CURB
  - TEL TELEPHONE
  - TOS TOP OF SLAB
  - TW TOP OF WALL
  - W WATER
  - WM WATER METER
  - WV WATER VALVE
  - SDR STORM DRAIN
  - S EXISTING CONTOUR
  - - - P PROPOSED CONTOUR



**APPROXIMATE IN PLACE EARTHWORK QUANTITIES**

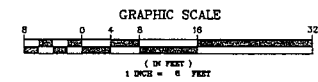
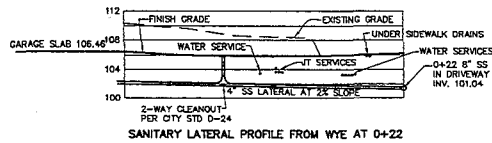
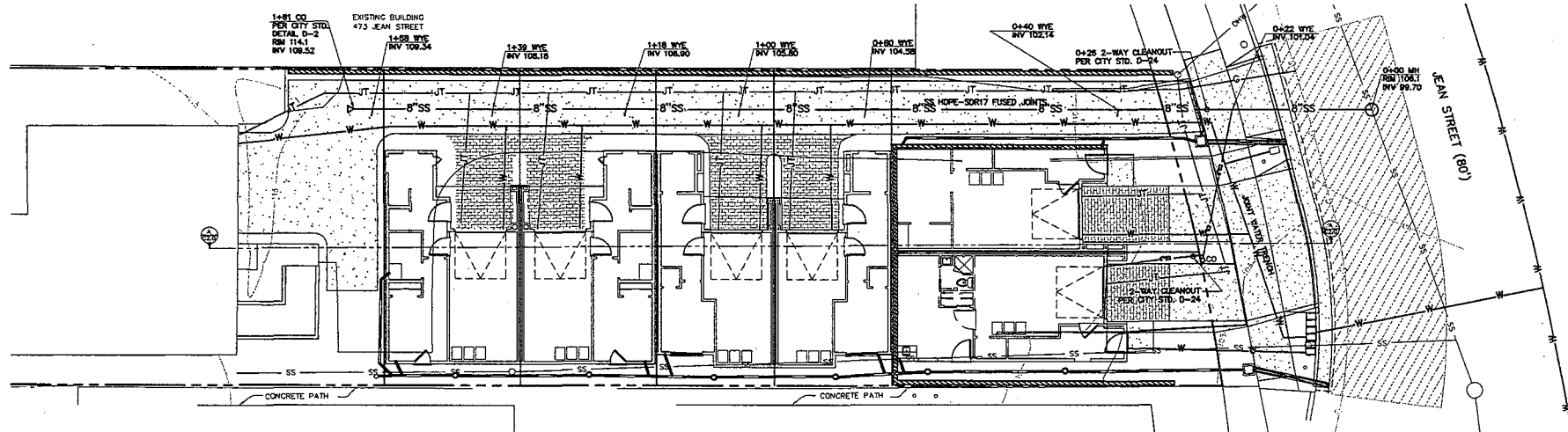
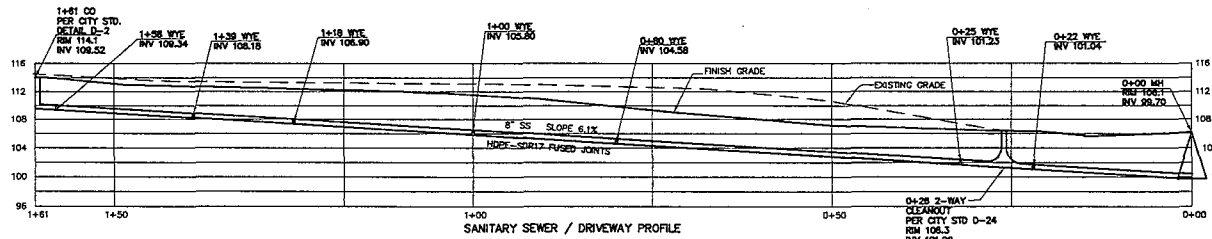
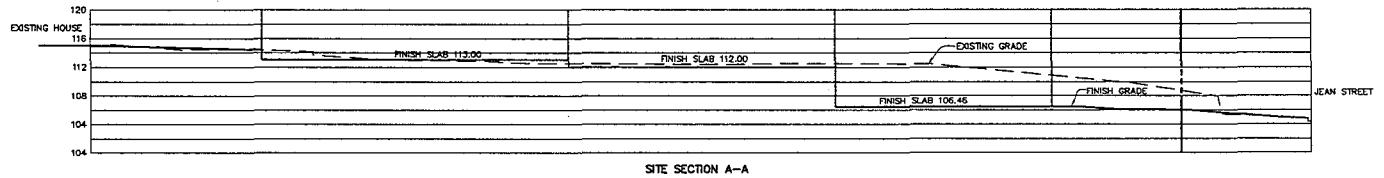
EXCAVATION	FILL	OFFHAUL
400 CU.YD.	0 CU.YD.	400 CU.YD.

IT IS THE CONTRACTORS RESPONSIBILITY TO INDEPENDENTLY VERIFY EARTHWORK QUANTITIES. VOLUMES ARE CALCULATED TO FINISH GRADE USING IN PLACE MATERIAL VOLUMES. NO EXPANSION OR SHRINKAGE FACTORS HAVE BEEN APPLIED.



LEGEND

- AC ASPHALT/CONCRETE
- AD AREA DRAIN
- BP BIORETENTION PLANTER
- BW BASE OF WALL
- CO CLEAN OUT
- CTV CABLE TELEVISION
- DI DRAIN INLET
- DS DOWNSPOUT
- E ELECTRIC
- EP EDGE OF PAVEMENT
- FF FINISH FLOOR
- FH FIRE HYDRANT
- FL FLOW LINE
- G GAS
- GR GRATE
- GV GAS VALVE
- INV INVERT
- JP JOINT POLE
- JT JOINT TRENCH (E, G, CTV, TEL)
- MH MANHOLE
- OHV OVERHEAD WIRES
- R.O.W. RIGHT OF WAY
- SB SPLASH BLOCK
- SD STORM DRAIN
- SS SANITARY SEWER
- TC TOP OF CURB
- TEL TELEPHONE
- TGS TOP OF SLAB
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- W WATER
- WM WATER METER
- WV WATER VALVE
- S--- STORM DRAIN
- - - - - EXISTING CONTOUR
- — — — — PROPOSED CONTOUR



MORAN ENGINEERING, INC.  
 CIVIL ENGINEERS / LAND SURVEYORS  
 1930 SHATTUCK AVENUE  
 BERKELEY, CALIFORNIA 94704  
 TEL. (510) 848-1930



PX1700025  
 UTILITY PLAN AND SITE SECTION  
 469 JEAN STREET  
 OAKLAND CALIFORNIA

DRAWING: JEAN-CIVIL  
 F.B. NO.: 899  
 SCALE: 1" = 8'  
 DATE: MAY 25, 2017  
 REVISIONS:

JOB NO.: 17-5440  
 SHEET 2 OF 3

C2.0

**WET WEATHER NOTES:**

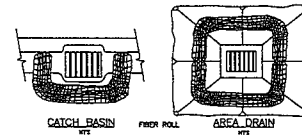
1. IF DRAINAGE IS NOT COMPLETED PRIOR TO THE RAINY SEASON, OCTOBER 15 UNTIL APRIL 15, CONSTRUCT AND MAINTAIN A SEDIMENTATION WALL BARRIED FOR A 5:1 SLOPE AND SEDIMENTATION CONTROL STANDARDS, AND PROVIDE A CONSTRUCTION ENTRANCE AT THE TOP OF THE DRAINWAY.
2. DURING THE RAINY SEASON PROVIDE DROP INLETS AND AREA DRAINS WITH SEDIMENTATION FILTERS OR SILT FENCE PROTECTION.
3. PROVIDE SLOPING, AS DETERMINED NECESSARY BY THE GEOTECHNICAL ENGINEER, TO SUPPORT ELEVATION WALLS AND SLOPES.
4. DURING THE RAINY SEASON INSPECT, AND IF NECESSARY REPAIR AND CLEAN, WET WEATHER CONTROL MEASURES AFTER EACH SIGNIFICANT STORM EVENT.
5. DURING THE RAINY SEASON PROTECT GRADED SLOPES WITH SUTE-HICING.

**CONSTRUCTION BEST MANAGEMENT NOTES:**

1. ALL WORK SHALL APPLY THE "BEST MANAGEMENT PRACTICES" (BMPs) FOR THE CONSTRUCTION INDUSTRY, INCLUDING BMPs FOR DUST, EROSION, AND SEDIMENTATION ABATEMENT PER SECTION 15.04 OF THE OAKLAND MUNICIPAL CODE, AS WELL AS ALL SPECIFIC CONSTRUCTION RELATED CONDITIONS OF APPROVAL FOR THIS PROJECT. IN ADDITION, THE CONTRACTOR IS REQUIRED TO BE FAMILIAR WITH AND IMPLEMENT ALL STORMWATER QUALITY AND POLLUTION CONTROL MEASURES IN ACCORDANCE WITH CODE.
2. PROTECT ADJACENT PROPERTIES FROM ALL STORM WATER OR SILT RUNOFF GENERATED BY ON-SITE CONSTRUCTION ACTIVITIES.
3. CLEANED ALL CONSTRUCTION DEBRIS ON A REGULAR BASIS, STORE ALL CONSTRUCTION MATERIALS AND WASTE IN A COVERED AREA, OR UNDER A TARP, WHEN PRACTICABLE. DO NOT USE WATER TO WASH DOWN AREAS DRAINING TO STORM DRAINS.
4. MINIMIZE CONSTRUCTION ACCESS POINTS TO THE SITE, PROVIDE A CONSTRUCTION ENTRANCE AT EACH ACCESS POINT. REMOVE ALL SILT, GRAVEL, RUBBER, AND GREEN WASTE FROM THE STREET ADJOINING THE SITE PRIOR TO OCTOBER 1ST. PROVIDE REGULAR MAINTENANCE, WEDLY OR AFTER STORM EVENTS, TO KEEP ACCESS POINTS CLEAN AND FREE OF DEBRIS. DURING WET WEATHER, AVOID GRADING OFF PAVED AREAS AND TRACKING MUD AND SILT ONTO PAVED AREAS.
5. REMOVE REMOVAL OF ANY VEGETATION. STABILIZE ALL CLEARED AND DE-VEGETATED AREAS PRIOR TO OCTOBER 1ST. STABILIZATION SHOULD INCLUDE TEMPORARY OR PERMANENT EROSION, SLOPING, PROTECTIVE BERM, SILT FENCES, PLASTIC COVERINGS OR ROOFING OF ROADS, AND SHOULD BE BASED ON ARAE EROSION CONTROL, OR CALIFORNIA STORM WATER BMP HANDBOOK STANDARDS.
6. DUST CONTROL MEASURES:
  1. WATER ALL ACTIVE CONSTRUCTION AREAS NECESSARY TO CONTROL DUST.
  2. COVER STOCKPILES OF DEBRIS, SOILS OR OTHER MATERIAL IF BLOWN BY WIND.
  3. SWEEP ADJACENT PUBLIC RIGHT OF WAY AND STREET DAILY IF MOBILE SOIL MATERIAL OR DEBRIS IS CARRIED ONTO THESE AREAS.
  4. COVER ALL TRUCKS Hauling SOIL, SAND, AND OTHER LOOSE MATERIALS OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST TWO FEET OF FREEDOM.
  5. HYDRATED OR APPLY NON-TOXIC SOIL STABILIZERS TO INACTIVE CONSTRUCTION AREAS.
  6. ENCLOSE COVER WATER TRUCKS DAILY OR APPLY NON-TOXIC SOIL BINDERS TO EXPOSED STOCKPILES (MUD, SAND, ETC.).
  7. INSTALL SANGRELS OR OTHER EROSION CONTROL MEASURES TO PREVENT SILT RUNOFF ONTO PUBLIC ROADSWAYS.
  8. REPLANT VEGETATION IN DISTURBED AREAS AS QUICKLY AS POSSIBLE.

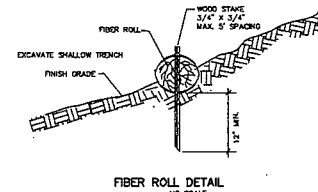
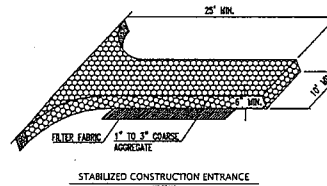
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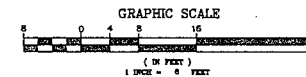
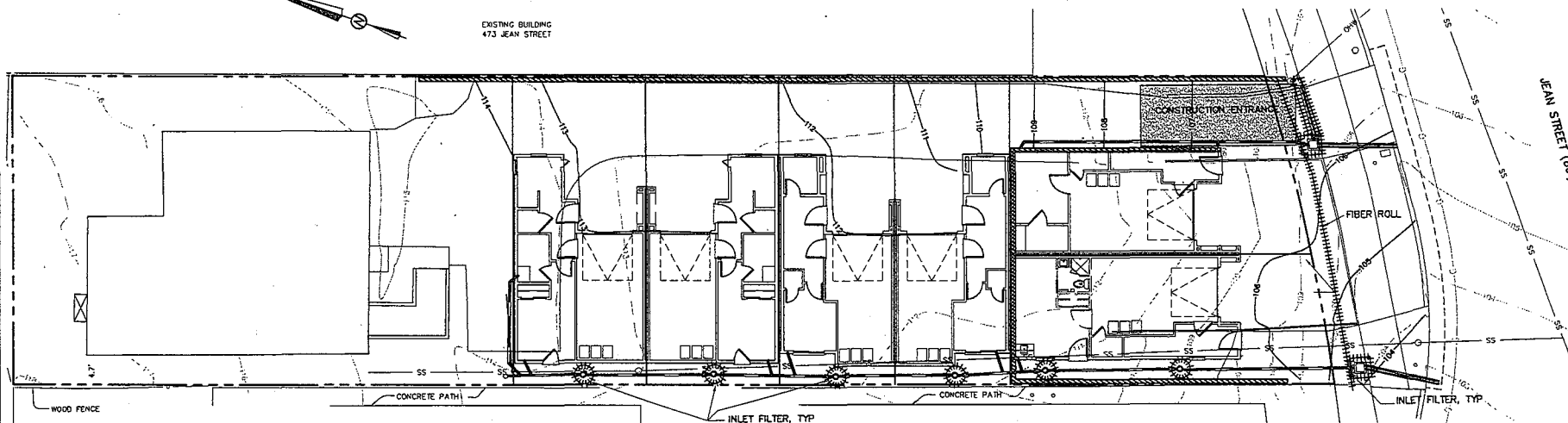


**INLET FILTER DETAIL**

NO SCALE  
USE AT DOWN STREAM CITY CATCH BASIN



EXISTING BUILDING  
473 JEAN STREET



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**C3.0**