

OAKLAND CITY COUNCIL

Resolution No. 85695 C.M.S.

RESOLUTION CONDITIONALLY APPROVING A FINAL MAP FOR TRACT NO. 8217 LOCATED AT 3235 LOUISE STREET FOR A SIX LOT SUBDIVISION FOR SEBCO PROPERTIES LLC

WHEREAS, Sebco Properties, LLC, a California limited liability company (no. 199724510076) ("Subdivider") is the subdivider of a single parcel identified by the Alameda County Assessor as APN 007-0595-015, and by the Alameda County Clerk-Recorder as Tract No. 8217, and by the City of Oakland as 3235 Louise Street; and

WHEREAS, the Subdivider has acquired by purchase for valuable consideration the real property comprising Tract No. 8217 through a grant deed, series no. 2005351644, recorded August 17, 2005, by the Alameda County Clerk-Recorder; and

WHEREAS, said single parcel is comprised of Subdivision A, B and C, Lot 10, in Block 792, of Map No. 2 of Watts Tract, Oakland, recorded by the Alameda County Clerk-Recorder on November 17, 1876 in Book 6 of maps, Page 13; and

WHEREAS, the Subdivider applied to the City of Oakland for a Tentative Tract Map (TTM 8217) to subdivide said platted land, which proposed:

- the re-subdivision of the site into six (6) mini-lots for future construction of single family dwellings and appurtenant infrastructure; and
- the irrevocable offer of dedication to the City of Oakland of a new emergency vehicle access easement; and

WHEREAS, on April 1, 2015, the City Planning Commission approved the Tentative Tract Map for Tract No. 8217 and the land use entitlements (PLN14294), 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), 15315 (minor land division), and 15303 (small structures) 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. 8217, 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. 8217, 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. 8217 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 six (6) 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. 8217; 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. PX1500015 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. 8217, 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 certificates of deposit 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. 8217 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 warrantee 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 Subdivision Improvement Agreement shall void approval of the Final Map and void acceptance of said dedications and shall revert the original parcels comprising Tract No. 8217 to acreage; and be it

FURTHER RESOLVED: That the City Engineer is hereby authorized to endorse the Final Map for Tract No. 8217; 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. 8217 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. 8217 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 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,  JUL 21 2015

PASSED BY THE FOLLOWING VOTE:

AYES - ~~BROOKS~~, CAMPBELL WASHINGTON, GALLO, GUILLEN, KALB, KAPLAN, REID AND
PRESIDENT GIBSON McELHANEY -7

NOES - 0

ABSENT - 0

ABSTENTION - 0

Excused - Brooks - 1

ATTEST:

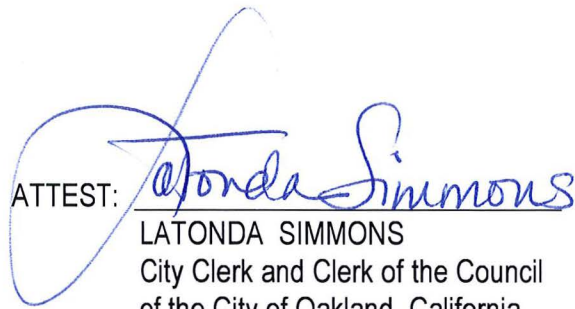

LATONDA SIMMONS
City Clerk and Clerk of the Council
of the City of Oakland, California

EXHIBIT A.1

OWNER'S STATEMENT:

THE UNDERSIGNED HEREBY STATES THAT IT IS THE OWNER OF THE LAND DELINEATED AND EMBRACED WITHIN THE EXISTING BOUNDARY LINE OF THE HEREIN SUBDIVISION TRACT MAP ENTITLED "TRACT MAP 8217, CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA"; THAT SAID OWNER ACQUIRED TITLE TO SAID LAND BY VIRTUE OF THE GRANT DEED RECORDED AUGUST 17, 2005 UNDER SERIES NO. 2005151544 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 LOT 1, DESIGNATED AS "P.A.U.E.-1" (PRIVATE ACCESS & UTILITY EASEMENT) IS A NON-EXCLUSIVE EASEMENT AND IS HEREBY RESERVED FOR THE PURPOSE OF INGRESS, EGRESS, CONSTRUCTING AND MAINTAINING PRIVATE UTILITIES, SEWERS, STORM DRAINS, AND ALL APPURTENANCES THEREOF FOR THE BENEFIT OF THE OWNER(S) OF LOTS 1 THROUGH 6. 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 6, THEIR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS, AND ASSIGNS.

THE AREA IN LOT 2, DESIGNATED AS "P.A.U.E.-2" (PRIVATE ACCESS & UTILITY EASEMENT) IS A NON-EXCLUSIVE EASEMENT AND IS HEREBY RESERVED FOR THE PURPOSE OF INGRESS, EGRESS, CONSTRUCTING AND MAINTAINING PRIVATE UTILITIES, SEWERS, STORM DRAINS, AND ALL APPURTENANCES THEREOF FOR THE BENEFIT OF THE OWNER(S) OF LOTS 1 THROUGH 6. 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 6, THEIR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS, AND ASSIGNS.

THE AREA IN LOT 3, DESIGNATED AS "P.A.U.E.-3" (PRIVATE ACCESS & UTILITY EASEMENT) IS A NON-EXCLUSIVE EASEMENT AND IS HEREBY RESERVED FOR THE PURPOSE OF INGRESS, EGRESS, CONSTRUCTING AND MAINTAINING PRIVATE UTILITIES, SEWERS, STORM DRAINS, AND ALL APPURTENANCES THEREOF FOR THE BENEFIT OF THE OWNER(S) OF LOTS 1 THROUGH 6. 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 6, THEIR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS, AND ASSIGNS.

THE AREA IN LOT 4, DESIGNATED AS "P.A.U.E.-4" (PRIVATE ACCESS & UTILITY EASEMENT) IS A NON-EXCLUSIVE EASEMENT AND IS HEREBY RESERVED FOR THE PURPOSE OF INGRESS, EGRESS, CONSTRUCTING AND MAINTAINING PRIVATE UTILITIES, SEWERS, STORM DRAINS, AND ALL APPURTENANCES THEREOF FOR THE BENEFIT OF THE OWNER(S) OF LOTS 1 THROUGH 6. 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 6, THEIR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS, AND ASSIGNS.

THE AREA IN LOT 5, DESIGNATED AS "P.A.U.E.-5" (PRIVATE ACCESS & UTILITY EASEMENT) IS A NON-EXCLUSIVE EASEMENT AND IS HEREBY RESERVED FOR THE PURPOSE OF INGRESS, EGRESS, CONSTRUCTING AND MAINTAINING PRIVATE UTILITIES, SEWERS, STORM DRAINS, AND ALL APPURTENANCES THEREOF FOR THE BENEFIT OF THE OWNER(S) OF LOTS 1 THROUGH 6. 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 6, THEIR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS, AND ASSIGNS.

THE AREA IN LOT 6, DESIGNATED AS "P.A.U.E.-6" (PRIVATE ACCESS & UTILITY EASEMENT) IS A NON-EXCLUSIVE EASEMENT AND IS HEREBY RESERVED FOR THE PURPOSE OF INGRESS, EGRESS, CONSTRUCTING AND MAINTAINING PRIVATE UTILITIES, SEWERS, STORM DRAINS, AND ALL APPURTENANCES THEREOF FOR THE BENEFIT OF THE OWNER(S) OF LOTS 1 THROUGH 6. 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 6, THEIR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS, AND ASSIGNS.

THE AREA DESIGNATED AS "E.V.A.E." (EMERGENCY VEHICLE ACCESS EASEMENT) IS A NON-EXCLUSIVE EASEMENT AND IS HEREBY RESERVED FOR THE PURPOSE OF INGRESS AND EGRESS OF EMERGENCY VEHICLES THROUGHOUT THE DESIGNATED AREA. THIS AREA SHALL BE KEPT FREE OF PARKED VEHICLES, OBSTRUCTIONS AND AVAILABLE FOR VEHICULAR ACCESS AT ALL TIMES. THE CITY OF OAKLAND IS A THIRD PARTY BENEFICIARY OF THIS EASEMENT. NO CHANGES CAN BE MADE TO THIS EASEMENT WITHOUT THE EXPRESSED, WRITTEN CONSENT OF THE CITY OF OAKLAND.

SERBO PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

1000 SEVERSON
TITLE:
DATE: _____

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 _____
1000 SEVERSON

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/OTHER AUTHORIZED CAPACITY(IES), 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: _____

TRUSTEE'S STATEMENT

FIRST AMERICAN TITLE INSURANCE COMPANY AS TRUSTEE UNDER THE DEED OF TRUST RECORDED JULY 27, 2001, UNDER SERIES NUMBER 2001270015, OF OFFICIAL RECORDS, OF ALAMEDA COUNTY DOES HEREBY CONSENT TO THE PREPARATION AND RECORDED OF THE HEREIN EMBODIED MAP OF TRACT 8217.

IN WITNESS WHEREOF, THE UNDERSIGNED, _____

HAVE/HAS EXECUTED THIS STATEMENT THIS _____ DAY OF _____, 2015.

BY: _____ BY: _____
NAME: _____ NAME: _____
TITLE: _____ TITLE: _____

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/OTHER AUTHORIZED CAPACITY(IES), 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: _____

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 1000 SEVERSON IN AUGUST OF 2014. 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: JULY 1, 2015

CITY CLERK'S STATEMENT:

I, LATONIA 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 2 SHEETS AND ENTITLED "TRACT MAP 8217" 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 _____, 2015.

LATONIA SIMMONS, CITY CLERK AND CLERK OF THE COUNCIL OF THE CITY OF OAKLAND, COUNTY OF ALAMEDA, 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 HEREIN EMBODIED TRACT MAP ENTITLED "TRACT MAP 8217, 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 _____, 2015.

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



CITY ENGINEER'S STATEMENT:

I, MICHAEL J. HEARTY, CITY ENGINEER, HAVING BEEN AUTHORIZED TO PERFORM THE FUNCTIONS OF THE CITY ENGINEER OF THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, FOR THE PURPOSE OF REVIEWING SUBDIVISION MAPS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN EMBODIED TRACT MAP ENTITLED "TRACT MAP 8217, 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 _____, 2015.

MICHAEL J. HEARTY, R.C.E. NO. 38547
CITY ENGINEER
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 APRIL 1, 2015, THE TENTATIVE MAP OF "TRACT NO. 8217, UPON WHICH THIS FINAL MAP IS BASED.

DATE: _____

ROBERT MERKAMP
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.

DATE: _____

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

BY: _____
DEPUTY

RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 2015, AT _____ M. IN BOOK _____ OF PARCEL MAPS, AT PAGE _____, AT THE REQUEST _____

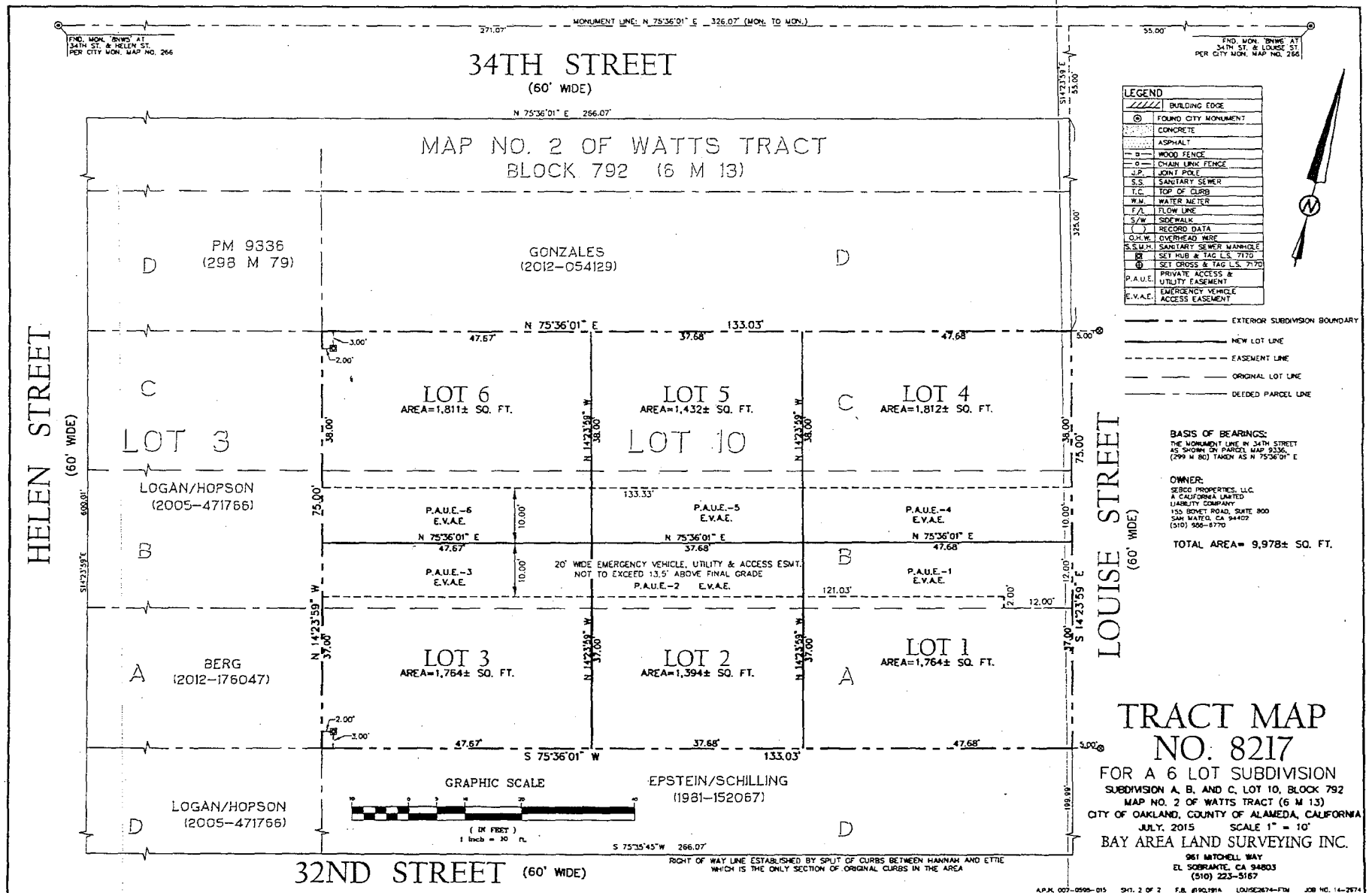
STEVE MANNING
COUNTY RECORDER

BY: _____
DEPUTY COUNTY RECORDER

TRACT MAP NO. 8217

FOR A 6 LOT SUBDIVISION
SUBDIVISION A, B, AND C, LOT 10, BLOCK 792
MAP NO. 2 OF WATTS TRACT (6 M 13)
CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA
JULY, 2015
BAY AREA LAND SURVEYING INC.
961 MITCHELL WAY
EL SOBRANTE, CA 94803
(510) 223-5167

EXHIBIT A.2



baran studio
architectural

101 LOMAX STREET, SUITE 100, OAKLAND, CA 94608

3235 LOUISE ST.
OAKLAND, CA 94608

NO.	DESCRIPTION	DATE
1	PRELIMINARY	06/17/2017
2	REVISED	06/17/2017

WATER RUNOFF PLAN

DATE	JUNE 17, 2017
DRAWN BY	BARAN
CHECKED BY	BARAN
SCALE	AS SHOWN

C1.0

The plan shows six dwellings arranged in a row, labeled DWELLING A through DWELLING F. Each dwelling has a footprint with dimensions and a setback from the street. The plan also shows surrounding landscape features like trees, fences, and a sidewalk. A north arrow is located in the upper right corner, and a scale of 3/16" = 1'-0" is provided in the lower right corner.

PAVE. MATERIAL

PAVE. MATERIAL	AREA (SQ. FT.)	COEFFICIENT
DECOMPOSED GRAVEL	3,715.57	0.5
IMPERVIOUS DRIVE	556.57	0.9
IMPERVIOUS WALK	375.57	0.9
IMPERVIOUS CONCRETE	1,971.57	0.9
IMPERVIOUS ROOF	4,321.57	0.9
TOTAL	10,941.35	

SIDWATER FLOW RATE
PRE DEVELOPMENT 1.82 FT³/S
POST DEVELOPMENT 1.00 FT³/S
PERCENT REDUCTION 45%

LEGEND
IMPERVIOUS RUNOFF
PERVIOUS RUNOFF

WATER RUNOFF PLAN
3/16" = 1'-0"

P.A.U.E MATERIAL			
IN PERVIOUS	DECOMPOSED GRAVEL	3,710 SF	
IN PERVIOUS	GRASS	556 SF	
IN PERVIOUS	MULCH	275 SF	
IN IMPERVIOUS	CONCRETE	1,917 SF	
IN IMPERVIOUS	WOOD	4,317 SF	

STORMWATER FLOWRATE	
PRE DEVELOPMENT	1.82 FT ³ /S
POST DEVELOPMENT	1.00 FT ³ /S
PERCENT REDUCTION	45%

LEGEND

————→ IMPERVIOUS RUNOFF

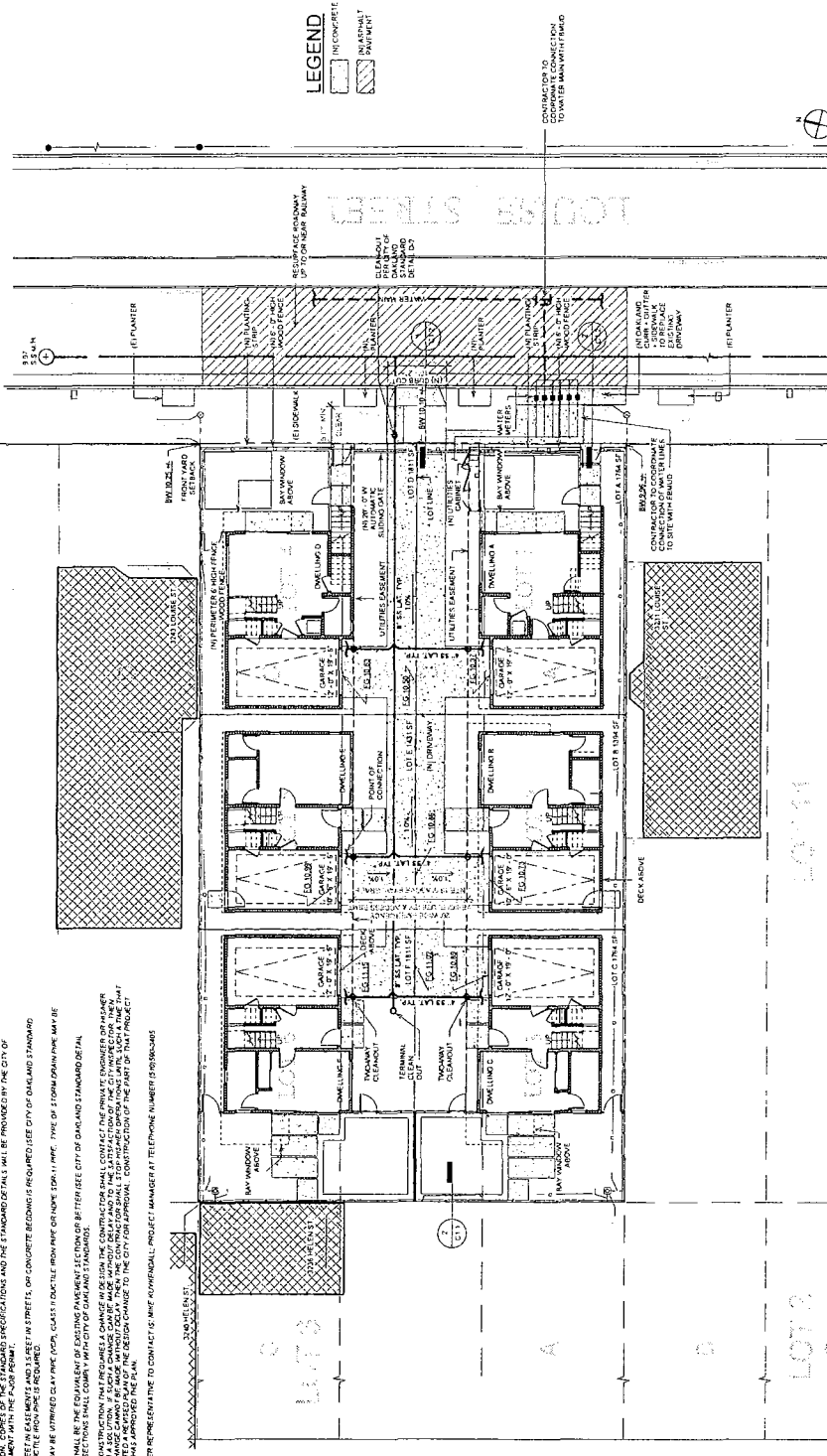
~~~~~ PERVIOUS RUNOFF

1 WATER RUNOFF PLAN  
3/16" = 1'-0"

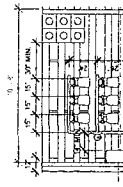


P-JOB GENERAL NOTES

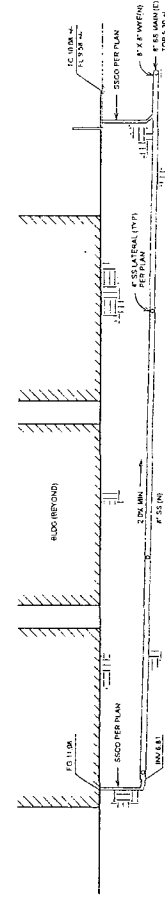
1. ALL WORKING CONSTRUCTION MATERIALS AND EQUIPMENT SHALL COMPLY WITH THE CITY OF DALLAS STANDARD SPECIFICATIONS AND THE STANDARD DETAILS. ALL SPECIFICATIONS AND THE STANDARD DETAILS WILL BE PROVIDED BY THE CITY OF DALLAS PUBLIC WORKS DEPARTMENT WITH THE PLANS.
2. MINIMUM COVER OVER PIPES IS 1 FEET IN BASEMENTS AND 15 FEET ON STREETS, OR EQUIVALENT BECAUSE IT IS REQUIRED TO SET CITY OF DALLAS STANDARD.
3. THE CITY OF DALLAS STANDARD SPECIFICATIONS AND THE STANDARD DETAILS WILL BE PROVIDED BY THE CITY OF DALLAS PUBLIC WORKS DEPARTMENT WITH THE PLANS.
4. THE CITY OF DALLAS STANDARD SPECIFICATIONS AND THE STANDARD DETAILS WILL BE PROVIDED BY THE CITY OF DALLAS PUBLIC WORKS DEPARTMENT WITH THE PLANS.
5. THE CITY OF DALLAS STANDARD SPECIFICATIONS AND THE STANDARD DETAILS WILL BE PROVIDED BY THE CITY OF DALLAS PUBLIC WORKS DEPARTMENT WITH THE PLANS.
6. THE CITY OF DALLAS STANDARD SPECIFICATIONS AND THE STANDARD DETAILS WILL BE PROVIDED BY THE CITY OF DALLAS PUBLIC WORKS DEPARTMENT WITH THE PLANS.
7. THE CITY OF DALLAS STANDARD SPECIFICATIONS AND THE STANDARD DETAILS WILL BE PROVIDED BY THE CITY OF DALLAS PUBLIC WORKS DEPARTMENT WITH THE PLANS.
8. THE CITY OF DALLAS STANDARD SPECIFICATIONS AND THE STANDARD DETAILS WILL BE PROVIDED BY THE CITY OF DALLAS PUBLIC WORKS DEPARTMENT WITH THE PLANS.



① GRADING PLAN  
1" = 10'-0"

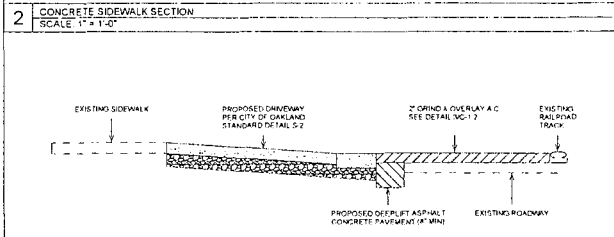
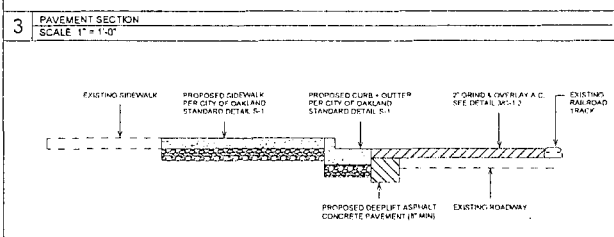
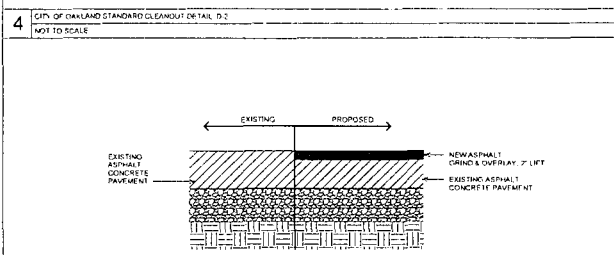
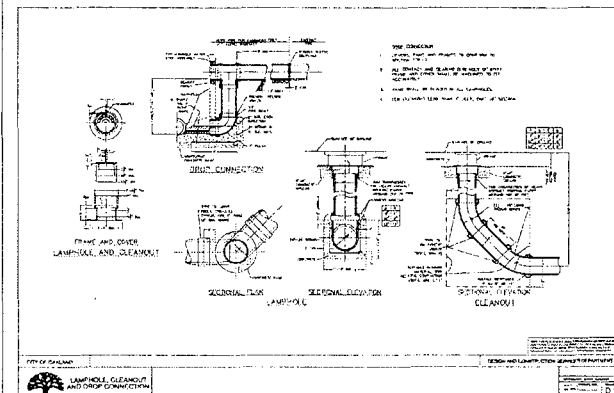
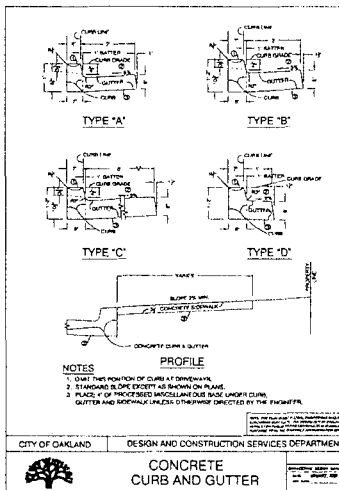
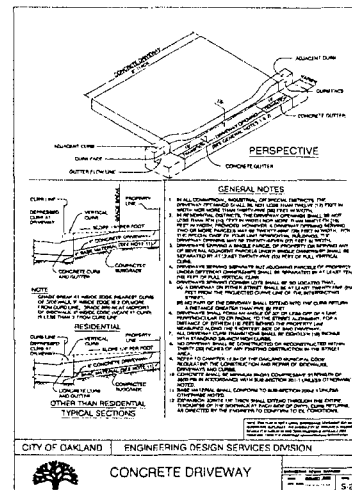
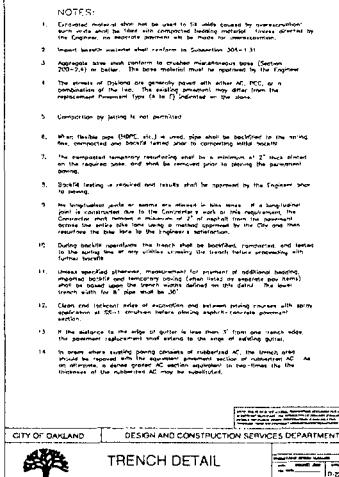
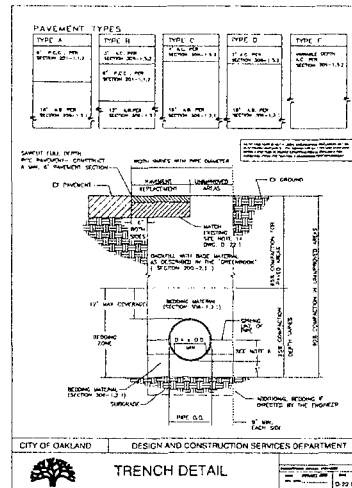


② REAR YARD FENCE  
1/4" x 1-0"



④ SEWER PROFILE SECTION





3235 LOUISE ST.  
OAKLAND, CA 94608

| No. | Description | Date       |
|-----|-------------|------------|
| 1   | PLUG PERMIT | 06.12.2015 |
| 2   |             |            |
| 3   |             |            |
| 4   |             |            |
| 5   |             |            |
| 6   |             |            |
| 7   |             |            |
| 8   |             |            |
| 9   |             |            |
| 10  |             |            |

**DETAIL SHEET**

Date: JUNE 17, 2015  
Drawn by: R11  
Checked by: JP

**C1.2**

Scale: 1" = 1'-0"