



Prologis Oakland Global Logistics Center

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Construction Management Plan

**CE-2: Southeast Gateway
Parcel**

**CC-1: New Central Gateway
Parcel**

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PROLOGIS

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1.0 PROJECT OVERVIEW & SITE PLAN

This Construction Management Plan (CMP) covers the remaining Prologis projects, to be built on the Southeast Gateway and New Central Gateway of the Oakland Army Base Redevelopment site. See Fig. 1 below, showing the area and phase breakdown, which are further detailed in narrative below. The areas covered under this CMP are outlined in red.

The Southeast Gateway is Phase 2 of the Prologis projects, and consists of a 14.1-acre parcel located at the Southeast corner of Maritime St. and Burma Rd. Prologis is proposing to develop a 232,750 sf spec trade and logistics building and associated site improvements on this site.

The New Central Gateway site is Phase 3 of the Prologis projects, and consists of a 27-acre parcel located at the Southwest corner of Maritime St. and Burma Rd. Prologis plans to develop this site in two phases: SubPhase A) 16.5 acres, the westerly portion, as a container depot yard for Conglobal; and SubPhase B) 11.1 acres, the easterly portion, as a spec trade and logistics building, approximately 188,000 sf, with associated site improvements.

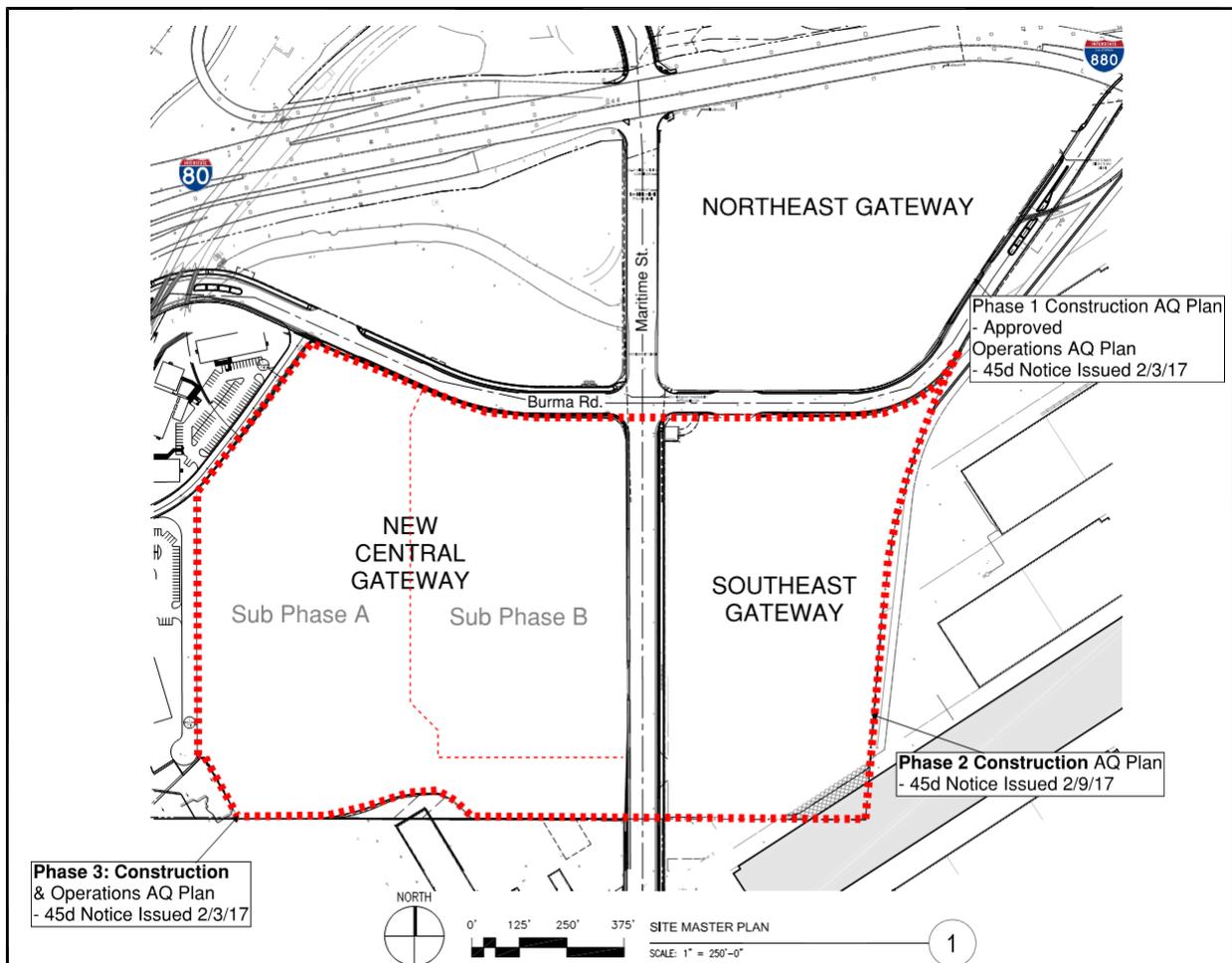


Figure 1 – Site Plan

2.0 AIR QUALITY

2.1 SCA AIR-2: Construction Related Air Pollution Controls

See Separate Diesel Emissions Reduction and Air Quality Plan for Construction v1 dated 8/3/17, and released for stakeholder review per MM PO-1 on 8/4/17.

3.0 CULTURAL RESOURCES

3.1 SCA CULT-1: Archaeological Resources

Mitigation Implementation/Monitoring: Ongoing throughout demolition, grading and/or construction.

Requirements:

Pursuant to Section 15064.5 of the CEQA Guidelines in the event of an unanticipated discovery of an archaeological resource during ground disturbing activities the following provisions shall be instituted:

Archaeological Resource Discovery Plan:

- a. Halt all activities within a 50-foot radius of discovery of prehistoric or historic subsurface cultural resources, contact a qualified archaeologist or paleontologist to review discovery, and immediately notify the City.
- b. Determine avoidance measures and/or further actions in consultation with City and a qualified archaeologist or paleontologist. Basin Research Associates, Inc., 510-430-8441

3.2 SCA CULT-2: Human Remains

Mitigation Implementation/Monitoring: Ongoing throughout demolition, grading and/or construction.

Requirements:

Pursuant to Section 15064.5 of the CEQA Guidelines in the event of an unanticipated discovery of human skeletal remains during ground disturbing activities the following provisions shall be instituted:

Human Remains Discovery Plan:

- a. Halt all activities upon discovery of human skeletal remains, contact the Alameda County Coroner to review discovery, and immediately notify the City.
- b. Cease all activities within a 50-foot radius of discovery if the County Coroner determines that the remains are Native American, until appropriate arrangements are made.

3.3 SCA CULT-3: Paleontological Resources

Mitigation Implementation/Monitoring: Ongoing throughout demolition, grading and/or construction.

Requirements:

Pursuant to Section 15064.5 of the CEQA Guidelines in the event of an unanticipated discovery of a paleontological resource during ground disturbing activities the following provisions shall be instituted:

Paleontological Resource Discovery Plan:

- a. Halt all activities within a 50-foot radius of discovery of prehistoric or historic subsurface cultural resources, contact a qualified archaeologist or paleontologist to review discovery, and immediately notify the City.
- b. Determine avoidance measures and/or further actions in consultation with City and a qualified archaeologist or paleontologist. Basin Research Associates, Inc., 510-430-8441

4.0 GEOLOGY AND SOILS

4.1 SCA GEO-1: Erosion and Sedimentation Control Plan

Mitigation Implementation/Monitoring: Prior to issuance of a demolition, grading, or building permit; and ongoing throughout demolition, grading, and/or construction:

Requirements:

The project applicant shall obtain a grading permit if required by the Oakland Grading Regulations pursuant to Section 15.04.660 of the Oakland Municipal Code. The grading permit application shall include an erosion and sedimentation control plan for review and approval by the Building Services Division. The erosion and sedimentation control plan shall include all necessary measures to be taken to prevent excessive storm water runoff or carrying by storm water runoff of solid materials on to lands of adjacent property owners, public streets, or to creeks as a result of conditions created by grading operations. The plan shall include, but not be

limited to, such measures as short-term erosion control planting, waterproof slope covering, check dams, interceptor ditches, benches, storm drains, dissipation structures, diversion dikes, retarding berms and barriers, devices to trap, store and filter out sediment, and storm water retention basins. Off-site work by the project applicant may be necessary. The project applicant shall obtain permission or easements necessary for off-site work. There shall be a clear notation that the plan is subject to changes as changing conditions occur. Calculations of anticipated storm water runoff and sediment volumes shall be included, if required by the Director of Development or designee. The plan shall specify that, after construction is complete, the project applicant shall ensure that the storm drain system shall be inspected and that the project applicant shall clear the system of any debris or sediment.

Erosion and Sediment Control Mitigation Plan:

Erosion Control Plans (*Exhibit B*) are submitted to the Oakland Building Services Department as required for a grading permit pursuant to Section 15.04.660 of the Oakland Municipal Code. As required by code the Erosion Control Plan provides for the following:

- Prevents excessive storm water runoff
- Utilizes appropriate short-term erosion control methods, waterproof slope covering, check dams, interceptor ditches, benches, storm drains, dissipation structures, diversion dikes, retarding berms and barriers, storm water retention basins, and devices to trap, store, and filter sediment.
- The storm drain system shall be inspected to verify that the onsite system is cleared of debris and/or sediment. A copy of the survey shall be submitted to the City for review and approval.
- Grading will be prohibited between October 15 and April 15 unless written authorization is obtained from the City Building Services Division.

5.0 HAZARDS AND HAZARDOUS MATERIALS

5.1 SCA HAZ-1: Best Management Practices for Soil and Groundwater Hazards

Mitigation Implementation/Monitoring: Ongoing throughout demolition, grading, and/or construction activities.

Requirements:

The project applicant shall implement all of the following Best Management Practices (BMPs) regarding potential soil and groundwater hazards:

- a. Soil generated by construction activities shall be stockpiled onsite in a secure and safe manner or if designated for off-site disposal at a permitted facility, the soil shall be loaded, transported and disposed of in a safe and secure manner. All contaminated soils determined to be hazardous or non-hazardous waste must be adequately profiled (sampled) prior to acceptable reuse or disposal at an appropriate off-site facility. Specific sampling and handling and transport procedures for reuse or disposal shall be in accordance with applicable local, state and federal agencies laws, in particular, the Regional Water Quality Control Board (RWQCB) and/or the Alameda County Department of Environmental Health (ACDEH) and policies of the City of Oakland. The excavation, on-site management, and off-site disposal of soil from Project areas within the OARB shall follow the DTSC-approved RAP/RMP.
- b. Groundwater pumped from the subsurface shall be contained onsite in a secure and safe manner, prior to treatment and disposal, to ensure environmental and health issues are resolved pursuant to applicable laws and policies of the City of Oakland, the RWQCB and/or the ACDEH. The on-site management and off-site disposal of groundwater extracted from Project areas within the OARB shall follow the DTSC-approved RAP/RMP for Project areas within the OARB. Engineering controls shall be utilized, which include impermeable barriers to prohibit groundwater and vapor intrusion into the building (pursuant to the Standard Condition of Approval regarding Radon or Vapor Intrusion from Soil and Groundwater Sources).
- c. Prior to issuance of any demolition, grading, or building permit, the applicant shall submit for review and approval by the City of Oakland, written verification that the appropriate federal, state or county oversight authorities, including but not limited to the RWQCB and/or the ACDEH, have granted all required clearances and confirmed that the all applicable standards, regulations and conditions for all previous contamination at the site. The applicant also shall provide evidence from the City's Fire Department, Office of Emergency Services, indicating compliance with the Standard Condition of Approval requiring a Site Review by the Fire Services Division pursuant to City Ordinance No. 12323, and compliance with the Standard Condition of Approval requiring a Phase I and/or Phase II Reports.

Hazards and Hazardous Material Mitigation Plan:

See *Exhibit O* for closure reports related to RMP/RAP. See *Exhibit N* for Fire Safety Phasing Plan.

All subcontractors shall be required by to comply with the RAP/RMP and Soils Management Plan which includes provisions for the following:

- a. All soil stockpiles shall be consolidated in a safe and secure manner.

- b. Soil shall be profiled prior to off-haul and disposal.
- c. All soils determined to be unsuitable for reuse onsite shall be loaded, transported and disposed of in a secure and safe manner and in accordance with applicable local, state, and federal laws, regulations, and/or policies.
- d. Groundwater pumped onsite shall be contained in a safe and secure manner and will only be disposed of at permitted facilities.

5.2 SCA HAZ-2: Hazards Best Management Practices

See *Exhibit O* for closure reports related to RMP/RAP

Mitigation Implementation/Monitoring: Ongoing throughout demolition, grading, and/or construction activities.

Requirements:

The project applicant and construction contractor shall ensure Best Management Practices (BMPs) are implemented as part of construction to minimize the potential negative effects to groundwater and soils. These shall include the following:

- a. Follow manufacture's recommendations on use, storage, and disposal of chemical products used in construction.
- b. Avoid overtopping construction equipment fuel gas tanks.
- c. During routine maintenance of construction equipment, properly contain and remove grease and oils.
- d. Properly dispose of discarded containers of fuels and other chemicals.
- e. Ensure that construction would not have a significant impact on the environment or pose a substantial health risk to construction workers and the occupants of the proposed development. Soil sampling and chemical analyses of samples shall be performed to determine the extent of potential contamination beneath all USTs, elevator shafts, clarifiers, and subsurface hydraulic lifts when on-site demolition, or construction activities would potentially affect a particular development or building.
- f. If soil, groundwater or other environmental medium with suspected contamination is encountered unexpectedly during construction activities (e.g., identified by odor or visual staining, or if any underground storage tanks, abandoned drums or other hazardous materials or wastes are encountered), the applicant shall cease work in the vicinity of the suspect material, the area shall be secured as necessary, and the applicant shall take all appropriate measures to protect human health and the environment. Appropriate measures shall include notification of regulatory agency(ies) and implementation of the actions

described in the City's Standard Conditions of Approval (and DTSC-approved RAP/RMP for Project area within the OARB), as necessary, to identify the nature and extent of contamination. Work shall not resume in the area(s) affected until the measures have been implemented under the oversight of the City or regulatory agency, as appropriate.

Hazards Best Management Practices Mitigation Plan:

- a. During construction comply with the RAP/RMP and Soils Management Plan.
- b. Prepare a Project Storm Water Pollution Prevention Plan (SWPPP) that includes site hazardous materials and waste management BMPs, proper procedures for storing and handling construction materials onsite, and cleanup measures for accidental releases.
- c. Collect environmental samples if suspected contamination, abandoned drums, USTs, elevator shafts, clarifiers, or subsurface hydraulic lifts are encountered during construction, and immediately notify the City Mark Arniola at (510) 238-7371.
- d. Prepare task-specific Health and Safety Plan for construction activities in areas with known or suspected contamination.
- e. Follow recommendations provided by a qualified environmental consultant for the profiling, handling, treating, transportation, and/or disposal of any other materials classified as potentially hazardous waste.

6.0 HYDROLOGY AND WATER QUALITY

6.1 SCA HYD-1: Storm Water Pollution Prevention Plan (SWPPP)

Mitigation Implementation/Monitoring: Prior to and ongoing throughout demolition, grading, and/or construction activities.

Requirements:

The project applicant must obtain coverage under the General Construction Activity Storm Water Permit (General Construction Permit) issued by the State Water Resources Control Board (SWRCB). The project applicant must file a notice of intent (NOI) with the SWRCB. The project applicant will be required to prepare a storm water pollution prevention plan (SWPPP) and submit the plan for review and approval by the Building Services Division. At a minimum, the SWPPP shall include a description of construction materials, practices, and equipment storage and maintenance; a list of pollutants likely to contact storm water; site-specific erosion and sedimentation control practices; a list of provisions to eliminate or reduce discharge of materials to storm water; Best Management Practices (BMPs), and an inspection and monitoring program.

Prior to the issuance of any construction-related permits, the project applicant shall submit to the Building Services Division a copy of the SWPPP and evidence of submittal of the NOI to the SWRCB. Implementation of the SWPPP shall start with the commencement of construction and continue through the completion of the project. After construction is completed, the project applicant shall submit a notice of termination to the SWRCB.

Storm Water Pollution Prevention Action Items:

- Prepare a construction SWPPP signed by a Qualified SWPPP Developer (QSD).
- File a NOI with the SWRCB.
- Submit SWPPP to the Water Board and City for review and approval.
- File a NOT with the SWRCB at the completion of construction.
- On behalf of the Developer and/or its Contractor, a QSP will perform periodic inspections to confirm compliance.

7.0 NOISE

7.1 SCA NOI-1: Days/Hours of Construction Operation

Mitigation Implementation/Monitoring: Ongoing throughout demolition, grading, and/or construction activities.

Requirements:

The project applicant shall require construction contractors to limit standard construction activities as follows:

- a. Construction activities are limited to between 7:00 a.m. and 7:00 p.m. Monday through Saturday, except that barging and unloading of soil shall be allowed 24 hours per day, 7 days per week for about 15 months.
- b. Any construction activity proposed to occur outside of the standard hours of 7:00 a.m. to 7:00 p.m. Monday through Saturday for special activities (such as concrete pouring which may require more continuous amounts of time) shall be evaluated on a case by case basis, with criteria including the proximity of residential uses and a consideration of resident's preferences for whether the activity is acceptable if the overall duration of construction is shortened and such construction activities shall only be allowed with the prior written authorization of the Building Services Division. The project applicant shall also submit an air quality report prepared by a qualified professional evaluating the air quality impacts of the special activities, if the duration of each activity exceeds 6 months.

- c. No construction activity shall take place on Sundays or Federal holidays, except as noted above.
- d. Construction activities include but are not limited to: truck idling, moving equipment (including trucks, elevators, etc) or materials, deliveries, and construction meetings held on-site in a non-enclosed area.
- e. Applicant shall use temporary power poles instead of generators where feasible.
- f. All requests to Building Services to work outside normal work days & hours require a Neighborhood Survey (*Exhibit P*) to be circulated at least 10-days in advance of proposed work to nearby residents and businesses within 300 feet of the job site. A draft of the Neighborhood Survey needs to be approved by Building Services prior to circulating it for community input. Results of the survey are forwarded to Building Services 2 days in advance of scheduled work, to be considered prior to granting written authorization.

Construction Work Hours Plan:

Developer and/or its Contractor will specify in the Project Plans, install signage, and perform periodic inspections, including gate checks, to confirm the following actions:

- a. Construction activities will be conducted Monday through Saturday from 7:00am to 7:00 pm. (*Exhibit H*)
- b. Sunday and holiday hours will be from 7:00 am to 4:00 pm with prior City approval.
- c. Utilize temporary power poles instead of generators when feasible.

7.2 SCA NOI-2: Noise Control & SCA NOI-5: Operational Noise, General

Mitigation Implementation/Monitoring: Ongoing throughout demolition, grading, and/or construction activities.

Requirements:

Noise levels from the activity, property, or any mechanical equipment on site shall comply with the performance standards of Section 17.120 of the Oakland Planning Code and Section 8.18 of the Oakland Municipal Code. If noise levels exceed these standards, the activity causing the noise shall be abated until appropriate noise reduction measures have been installed and compliance verified by the Planning and Zoning Division and Building Services.

To reduce noise impacts due to construction, the project applicant shall require construction contractors to implement a site-specific noise reduction program, subject to the Planning and Zoning Division and the Building Services Division review and approval, which includes the following measures:

- a. Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds, wherever feasible).
- b. Except as provided herein, Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used, if such jackets are commercially available and this could achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever such procedures are available and consistent with construction procedures.
- c. Stationary noise sources shall be located as far from adjacent receptors as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or use other measures as determined by the City to provide equivalent noise reduction.
- d. The noisiest phases of construction shall be limited to less than 10 days at a time. Exceptions may be allowed if the City determines an extension is necessary and all available noise reduction controls are implemented.

Noise Control Mitigation Plans:

Developer and/or its Contractor will specify in the Project Plans, install signage (*Exhibit H*), and perform periodic inspections to confirm the following actions:

- a. Use BACTs for noise control on construction equipment and trucks.
- b. Use hydraulically or electrically powered impact tools.
- c. Use exhaust mufflers when pneumatically powered tools are imperative.
- d. Locate stationary noise sources as far from receptors as possible.
- e. Limit the noisiest phases of construction to periods of no more than 10 consecutive days.
- f. Comply with decibel levels and other aspects of the City of Oakland Noise Ordinance.

7.3 SCA NOI-3: Noise Complaint Procedures

Mitigation Implementation/Monitoring: Ongoing throughout demolition, grading, and/or construction activities.

Requirements:

Prior to the issuance of each building permit, along with the submission of construction documents, the project applicant shall submit to the Building Services Division a list of measures to respond to and track complaints pertaining to construction noise. These measures shall include:

- a. A procedure and phone numbers for notifying the Building Services Division staff and Oakland Police Department (during regular construction hours and off-hours).
- b. A sign posted on-site pertaining with permitted construction days and hours and complaint procedures and who to notify in the event of a problem. The sign shall also include a listing of both the City and construction contractor's telephone numbers (during regular construction hours and off-hours).
- c. The designation of an on-site construction complaint and enforcement manager for the project.
- d. Notification of neighbors and occupants within 300 feet of the project construction area at least 30 days in advance of extreme noise generating activities about the estimated duration of the activity.
- e. A preconstruction meeting shall be held with the job inspectors and the general contractor/on-site project manager to confirm that noise measures and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed.

Noise Complaint Mitigation Plan:

Developer and/or its Contractor will perform periodic inspections to confirm the following actions:

- a. The project team will hold a pre-construction meeting with the Building Services Division staff to discuss noise control measures and to provide an opportunity for inspection and verification of noise control measures.
- b. The project team will post signage with construction hours of operation and contact information for the Building Services Department, Oakland Police Department and the Contractor's noise enforcement representatives. The Contractor's noise enforcement representative(s) is/are responsible for documenting complaints in the Noise Complaint Log and remediating complaints within 48 hours after receiving the complaint.
- c. The project team will notify neighbors and occupants within 300 feet of the project site at least 30 days in advance of extreme noise generating activities.
- d. All noise complaints received will be documented in the Noise Complaint Log (Exhibit J). At a minimum the following information will be documented in the log: date of

complaint, contact information for person providing a noise complaint, reason for the complaint, action taken and/or resolution. Additionally, an email will be notified within 48 hours with an explanation of the corrective measures taken, if applicable. Complaint Logs (Exhibit I) will be maintained up to date and shall be submitted to the Building Services Division monthly and upon request.

7.4 SCA NOI-6: Pile Driving and Other Extreme Noise Generators

Mitigation Implementation/Monitoring: Ongoing throughout demolition, grading, and/or construction activities.

Requirements:

To further reduce potential pier drilling, pile driving and/or other extreme noise generating construction impacts greater than 90dBA, a set of site-specific noise attenuation measures shall be completed under the supervision of a qualified acoustical consultant. Prior to commencing construction, a plan for such measures shall be submitted for review and approval by the Planning and Zoning Division and the Building Services Division to ensure that maximum feasible noise attenuation will be achieved. This plan shall be based on the final design of the project. A third-party peer review, paid for by the project applicant, may be required to assist the City in evaluating the feasibility and effectiveness of the noise reduction plan submitted by the project applicant. The criterion for approving the plan shall be a determination that maximum feasible noise attenuation will be achieved. A special inspection deposit is required to ensure compliance with the noise reduction plan. The amount of the deposit shall be determined by the Building Official, and the deposit shall be submitted by the project applicant concurrent with submittal of the noise reduction plan. The noise reduction plan shall include, but not be limited to, an evaluation of implementing the following measures. These attenuation measures shall include as many of the following control strategies as applicable to the site and construction activity:

- a) Erect temporary plywood noise barriers around the construction site, particularly along on sites adjacent to residential buildings.
- b) Implement “quiet” pile driving technology (such as pre-drilling of piles, the use of more than one pile driver to shorten the total pile driving duration), where feasible, in consideration of geotechnical and structural requirements and conditions.
- c) Utilize noise control blankets on the building structure as the building is erected to reduce noise emission from the site.
- d) Evaluate the feasibility of noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings by the use of sound blankets for example and implement such measure if such measures are feasible and would noticeably reduce noise impacts.

- e) Monitor the effectiveness of noise attenuation measures by taking noise measurements.

Extreme Noise Generator Mitigation Plan:

Developer, its Contractor, and/or its consultant will:

- a. In the event of a noise complaint, will contract with a qualified acoustical engineer to access construction noise levels at City approved monitoring locations, in order to verify compliance with Oakland Noise Regulations related to construction. The consultant will produce a site-specific noise reduction plan with recommended noise control measures for review and approval by Building Services, and the project sponsors will apply all prescribed noise reduction measures in this plan.
- b. Developer and/or its Contractor will perform periodic inspections to confirm compliance.
- c. Hire qualified noise consultant for initial noise assessment and provide written letter with findings. See Exhibit R – Noise Consultant Review Letter.

8.0 PUBLIC SERVICES

8.1 SCA PSU-2: Fire Safety Phasing Plan, MM 4.9-3

Mitigation Implementation/Monitoring: Prior to issuance of a demolition, grading, and/or construction and concurrent with any p-job submittal permit.

Requirements:

The Port and City shall require developers within their respective jurisdictions to notify OES of their plans in advance of construction or remediation activities. Each developer proposing construction in the redevelopment project area would be required to notify OES prior to initiation of construction, so that OES may plan emergency access and egress taking into consideration possible conflicts or interference during the construction phase. The developer would also be required to notify OES once construction is complete.

Fire Safety Phasing Plan:

The Developer or its Contractor will:

- a. Notify California Emergency Management Agency (CalEMA, formerly OES) prior to and at the completion of construction.
- b. Submit a separate fire safety phasing plan (Exhibit N) to the Planning and Zoning Division and Fire Services Division for their review and approval. The fire safety plan shall include all of the fire safety features incorporated into the project and the schedule for implementation of the features.

9.0 TRANSPORTATION

9.1 SCA TRANS-2: Construction Traffic and Parking

Mitigation Implementation/Monitoring: Prior to the issuance of a demolition, grading or building permit; and ongoing throughout demolition, grading, and/or construction.

Requirement:

The project sponsor and construction contractor shall meet with appropriate City of Oakland agencies to determine traffic management strategies to reduce, to the maximum extent feasible, traffic congestion and the effects of parking demand by construction workers during construction of this project (see also SCA TRANS-1, especially “h”) and other nearby projects that could be simultaneously under construction. The project sponsor shall develop a construction management plan. The plan shall be submitted to EBMUD, the Port, and Caltrans for their review and comment ten (10) business days before submittal to the City. The project sponsor shall consider in good faith such comments and revise the plan as appropriate. The revised plan shall be submitted for review and approval by the City’s Planning and Zoning Division, the Building Services Division, and the Transportation Services Division. The plan shall include at least the following items and requirements:

- a) A set of comprehensive traffic control measures, including scheduling of major truck trips and deliveries to avoid peak traffic hours, detour signs if required, lane closure procedures, signs, cones for drivers, and designated construction access routes.
- b) Notification procedures for adjacent project sponsors and public safety personnel regarding when major deliveries, detours, and lane closures will occur.
- c) Location of construction staging areas for materials, equipment, and vehicles at an approved location.
- d) A process for responding to, and tracking, complaints pertaining to construction activity, including identification of an onsite complaint manager. The manager shall determine the cause of the complaints and shall take prompt action to correct the problem. Planning and Zoning shall be informed who the Manager is prior to the issuance of the first permit issued by Building Services.
- e) Provision for accommodation of pedestrian flow.
- f) Provision for parking management and spaces for all construction workers to ensure that construction workers do not park in on-street spaces (see also SCA TRANS-1, especially “h”).
- g) Any damage to the street caused by heavy equipment, or as a result of this construction, shall be repaired, at the applicant's expense, within one week of the occurrence of the damage (or excessive wear), unless further damage/excessive wear may continue; in such case, repair shall occur prior to issuance of a final inspection of the building permit. All damage that is a threat to public health or safety

shall be repaired immediately. The street shall be restored to its condition prior to the new construction as established by the City Building Inspector and/or photo documentation, at the applicant's expense, before the issuance of a Certificate of Occupancy.

h) Any heavy equipment brought to the construction site shall be transported by truck, where feasible.

i) No materials or equipment shall be stored on the traveled roadway at any time.

j) Prior to construction, a portable toilet facility and a debris box shall be installed on the site, and properly maintained through project completion.

k) All equipment shall be equipped with mufflers.

l) Prior to the end of each work day during construction, the contractor or contractors shall pick up and properly dispose of all litter resulting from or related to the project, whether located on the property, within the public rights-of-way, or properties of adjacent or nearby neighbors.

m) A traffic construction management analysis was performed which recommended certain improvements to the Adeline/5th and Adeline/3rd Street and Adeline Street intersection, which is discussed under construction impacts of the Traffic and Transportation section of the 2012 OARB Initial Study/Addendum. The requirement for these improvements is not applicable to Prologis's vertical project.

Construction Traffic and Parking Mitigation Plan:

The Developer, its Contractor, or its consultant will prepare a Traffic Control Plan if encroachment into the public right-of-way is required. When required, a Traffic Control Plan will be submitted to EBMUD, the Port, and CalTrans for review and comment no less than 10 days prior to submittal to the City. Incorporate comments and revise plan as appropriate.

- a. Submit the Traffic Control Plan to the City for review and approval prior to undertaking any project construction that affects pedestrian or vehicular circulation in the public right-of-way.
- b. Schedule major truck trips and deliveries to avoid peak traffic hours.
- c. Designate construction access routes, construction staging areas, remediation staging areas, construction and visitor parking areas, and pedestrian walkways. Delineate these areas on Project plans. (See *Exhibit D & F*). All truck traffic involving vehicles over 2 tons are restricted to pre-approved tuck route (*Exhibit F*). This will be a contractual requirement. In addition, this requirement will be communicated at the each subcontractor preconstruction meeting and weekly subcontractor meetings
- d. Notify adjacent property owners and occupants and public safety personnel and erect electronic message boards in advance of major deliveries, detours, and/or lane closures. (*Exhibit M*)

- e. Survey and document existing conditions prior to construction. Repair damage to streets caused by construction equipment within one week of occurrence unless damage is anticipated to continue. Immediately repair damage that is a threat to public health or safety.
- f. Transport heavy equipment to the site by truck/trailer.
- g. Require all operators tracking dirt/mud onto public roadways to have a wet power vacuum sweeper present daily during these activities and remove tracked dirt/mud at the end of each day or more frequently if needed. (See Dust Control Mitigation Plan)
- h. Install construction area entrances at all ingress and egress sites to ensure dirt is kept off of public roads. (See *Exhibit B* and Dust Control Mitigation Plan)
- i. Draft and implement a Project SWPPP. Required BMPs will be outlined in the SWPPP and enforced with reporting and inspection.
- j. Inspect construction area and vicinity daily, and collect and properly dispose of construction-related litter, whether located on the property, within the public rights-of-way, or adjacent properties.
- k. Post signage and enforce traffic control measures with reporting and/or inspection.
- l. Develop a process for receiving, responding to, and tracking complaints. (See *Exhibit J*)
- m. The Project Compliance Manager will monitor and facilitate the implementation of mitigation measures. The Compliance Manager will maintain Daily Inspection Logs throughout the Project. (See *Exhibit L*)
- n. All equipment will be equipped with mufflers to reduce pollutants and noise. Developer, its Contractor, and/or its consultant will perform periodic inspections to confirm compliance.
- o. An updated Project Truck Log (*Exhibit K*) will be submitted to Building Services monthly and upon request. The log will summarize all deliveries and off-hauls involving weights (truck + haul load) of 2 to 5 tons, and > 5 tons.
- p. Project Truck Log (*Exhibit K*) and pre-and post-construction videos (*Exhibit Q*) will be taken to assess potential wear and tear solely due to traffic directly and specifically attributable to construction of the Project.

10.0 UTILITIES

10.1 SCA UTL-2: Waste Reduction and Recycling

Mitigation Implementation/Monitoring: Prior to the issuance of a demolition, grading or building permit.

Requirement:

The project applicant will submit a Construction & Demolition Waste Reduction and Recycling Plan (WRRP) and an Operational Diversion Plan (ODP) for review and approval by the Public Works Agency. Chapter 15.34 of the Oakland Municipal Code outlines requirements for reducing waste and optimizing construction and demolition (C&D) recycling. Affected projects include all new construction, renovations/alterations/modifications with construction values of \$50,000 or more (except R-3), and all demolition (including soft demo). The WRRP must specify the methods by which the development will divert C&D debris waste generated by the proposed project from landfill disposal in accordance with current City requirements. Current standards, FAQs, and forms are available at <http://www2.oaklandnet.com/Government/o/PWA/o/FE/s/GAR/OAK024368> or in the Green Building Resource Center. After approval of the plan, the project applicant shall implement the plan.

Waste Reduction and Recycling Plan:

The Developer, its Contractor, or its consultant will:

- a. Prepare a Waste Reduction and Recycling Plan. Submit the plan to the City for review and approval.
- b. Identify and track all waste for applicability of reuse or diversion.

LIST OF EXHIBITS

EXHIBIT A – SITE PLAN

EXHIBIT B – EROSION CONTROL PLAN

EXHIBIT C – PROJECT SCHEDULE

EXHIBIT D – SITE LOGISTICS PLAN

EXHIBIT E – TRAFFIC CONTROL PLAN

EXHIBIT F – HAUL ROUTE

EXHIBIT G – SIGNAGE: SPEED LIMIT

EXHIBIT H – SIGNAGE: DUST REPORTING, NOISE COMPLAINTS, WORK HOURS

EXHIBIT I – SIGNAGE: IDLING POLICY

EXHIBIT J – DUST AND NOISE COMPLAINT LOG FORM

EXHIBIT K – PROJECT TRUCK LOG FORM

EXHIBIT L – DAILY SITE INSPECTION LOG FORM

EXHIBIT M – SAMPLE PUBLIC NOTICE

EXHIBIT N – FIRE SAFETY PHASING PLAN

EXHIBIT O – RAP/RMP INFORMATION

EXHIBIT P – NEIGHBORHOOD SURVEY AND NOTICE

EXHIBIT Q – PRECONSTRUCTION VIDEO

EXHIBIT R – NOISE CONSULTANT REVIEW LETTER

EXHIBIT A – SITE PLAN

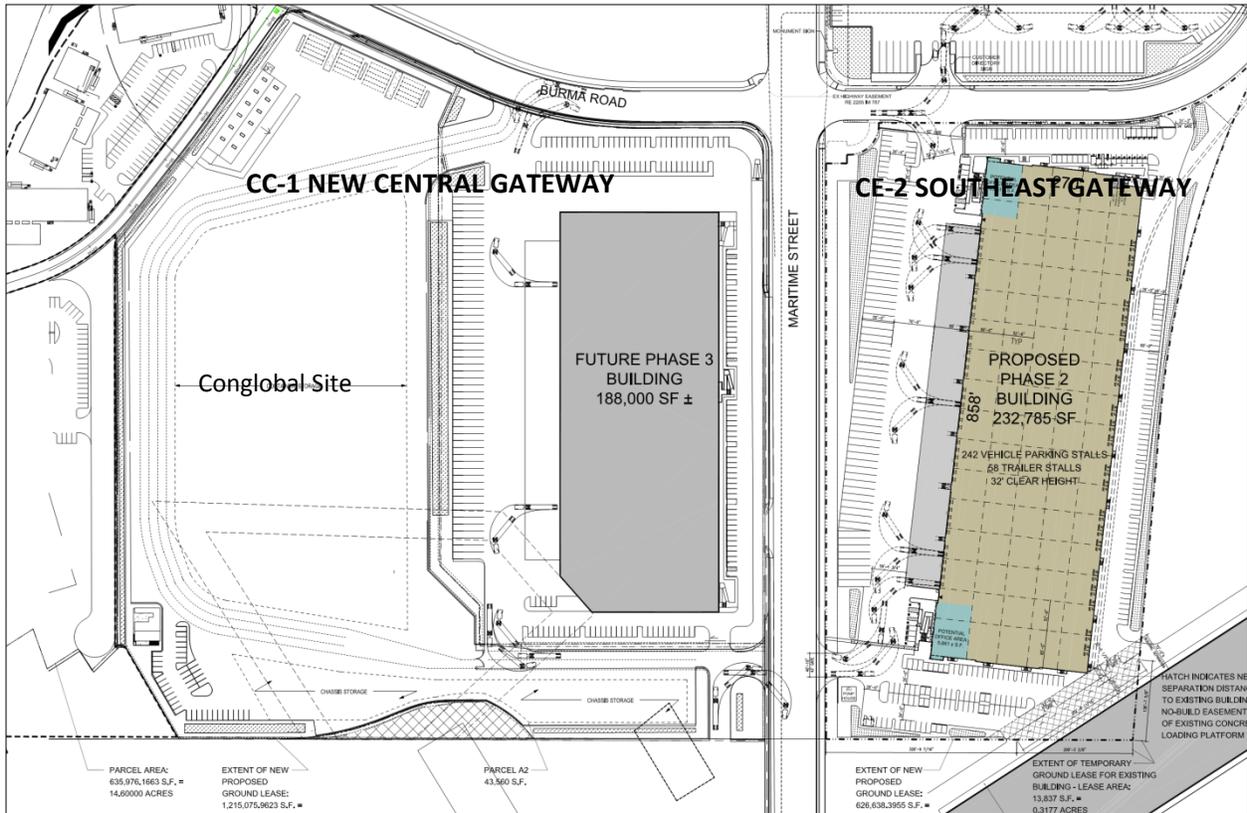
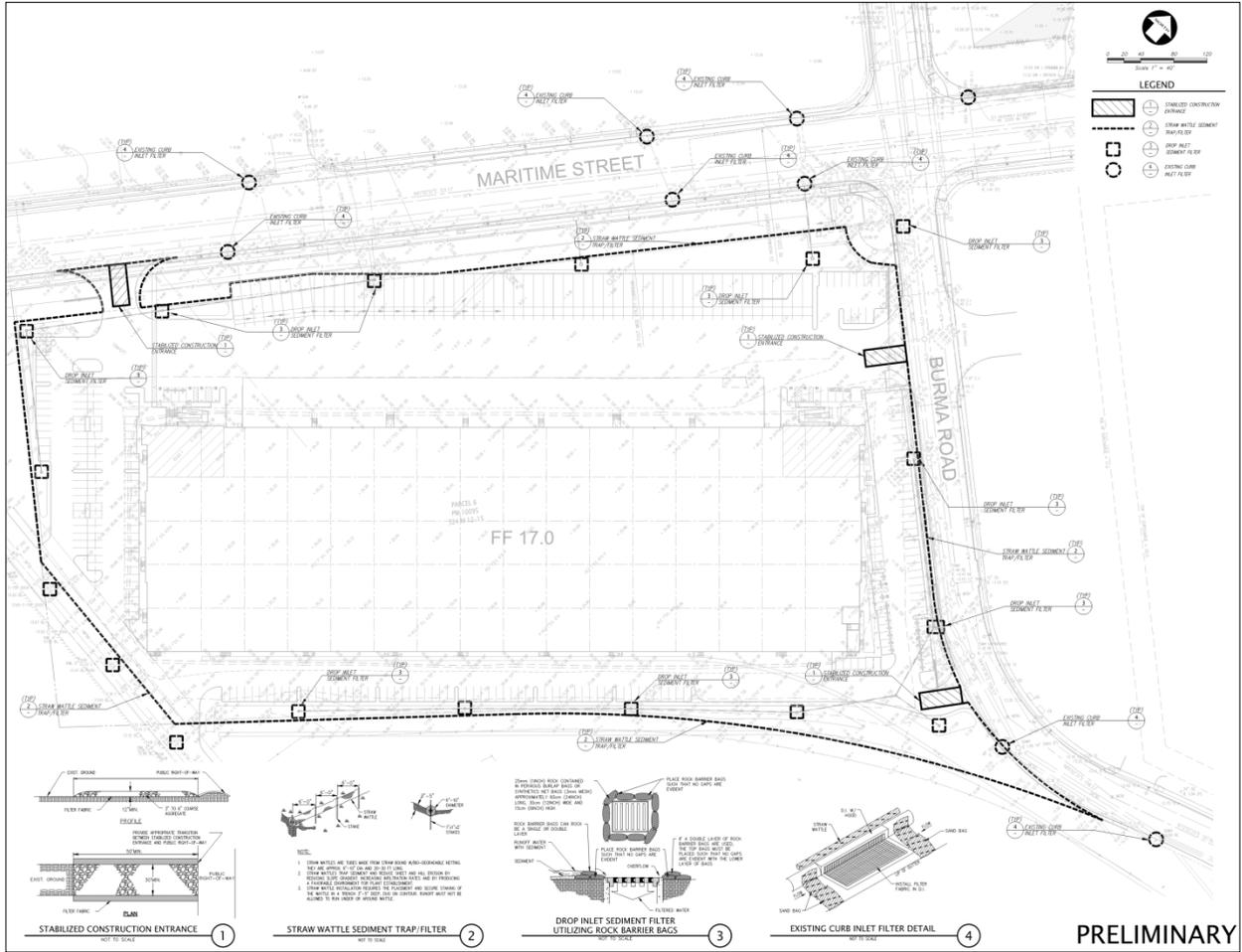
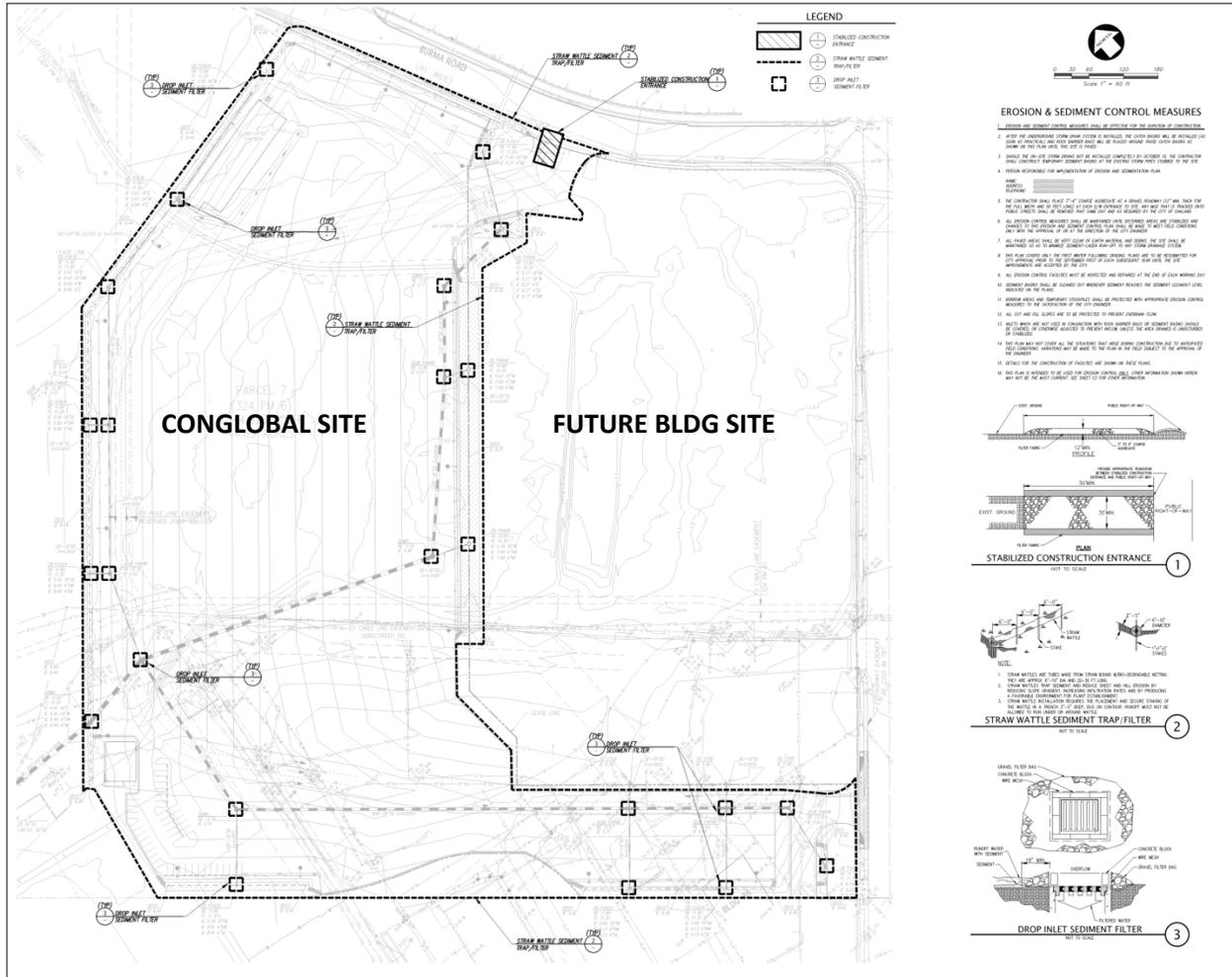


EXHIBIT B – EROSION CONTROL PLAN

B.1 – CE-2 SOUTHEAST GATEWAY FOR PROPOSED FUTURE BUILDING



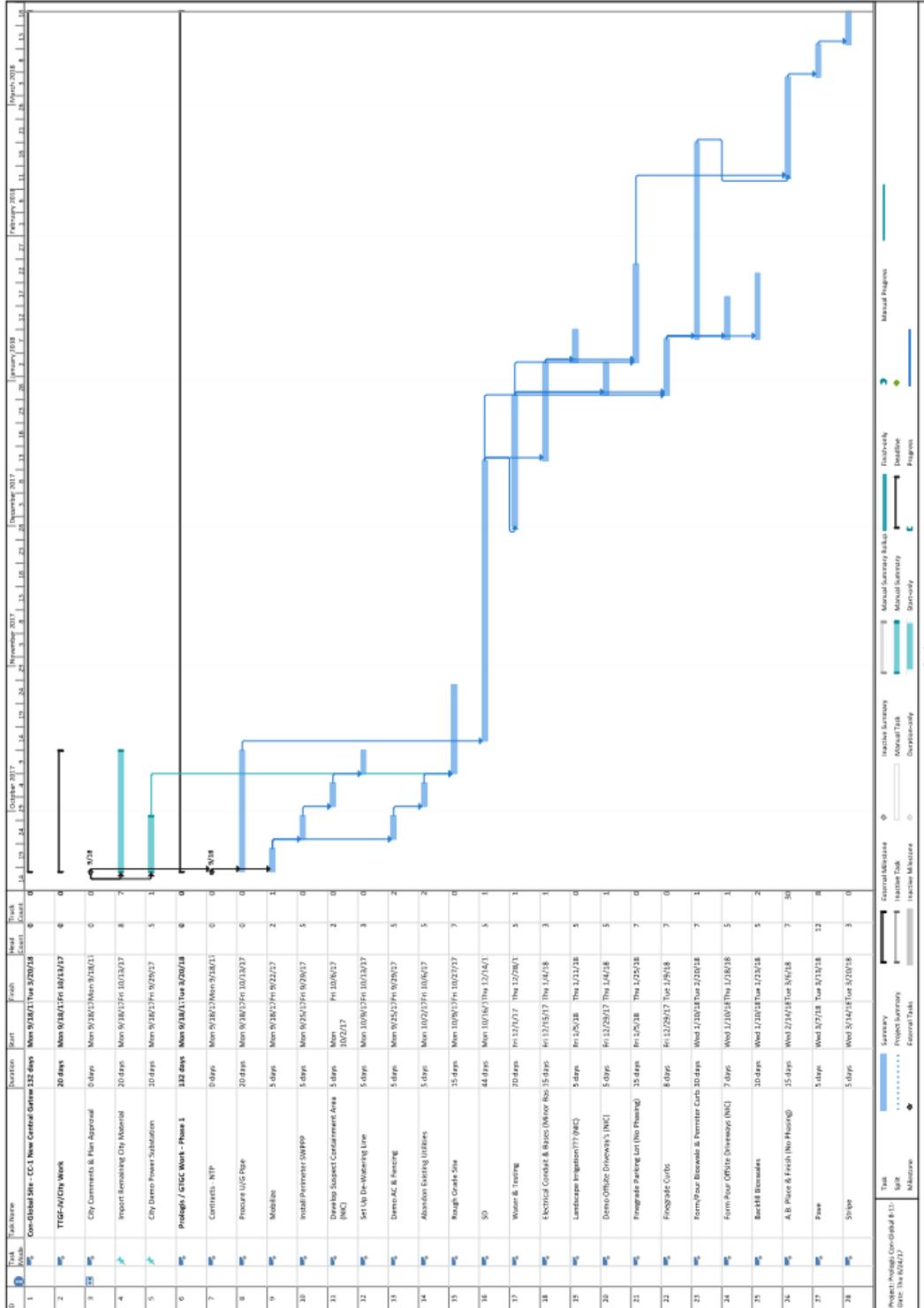
B.2 – CC-1 NEW CENTRAL GATEWAY



Note: CC-1 Erosion Control Plan will be modified for future building site at a later date.

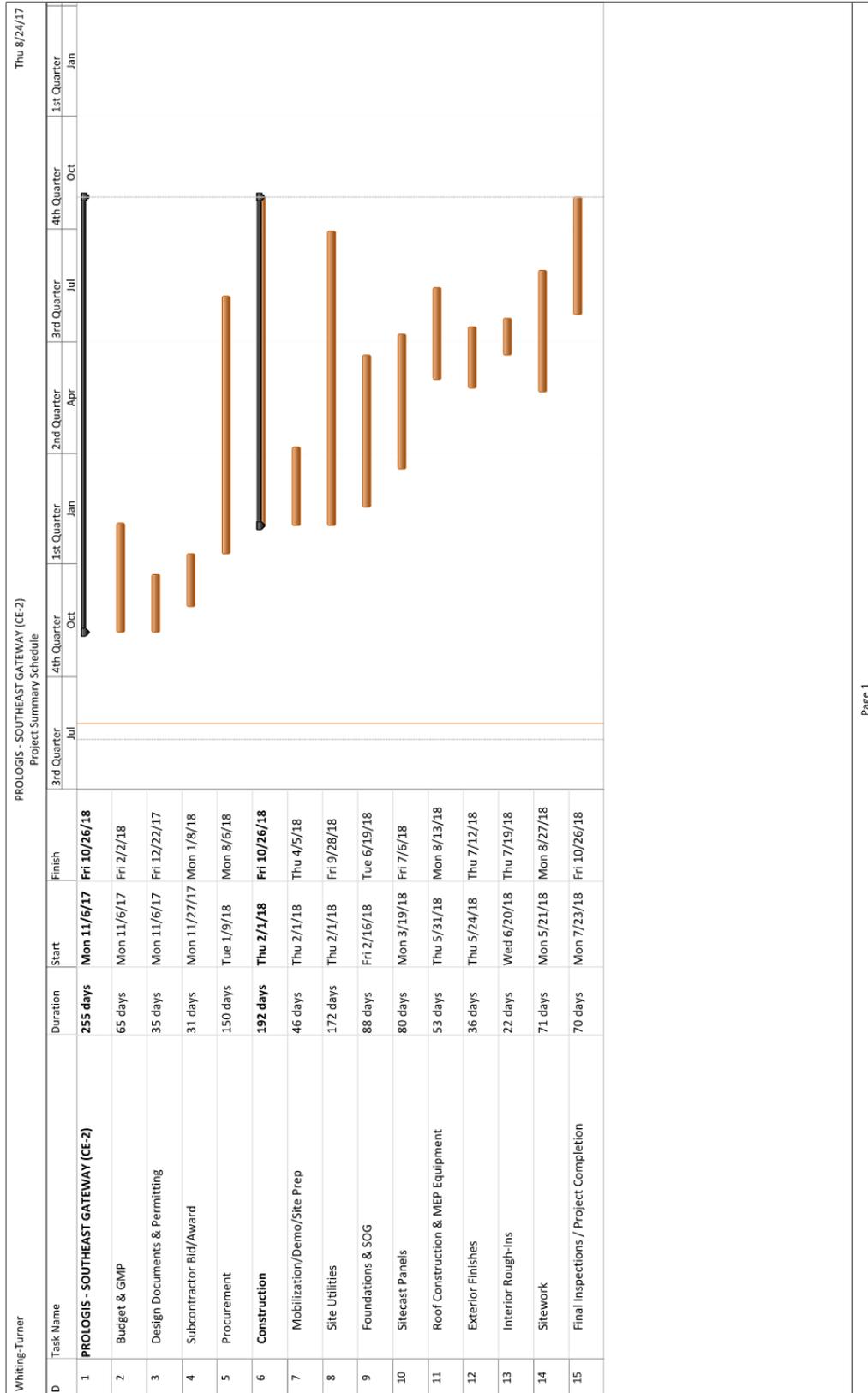
EXHIBIT C – PROJECT SCHEDULE

C.1 – CONGLOBAL AT NEW CENTRAL GATEWAY SCHEDULE



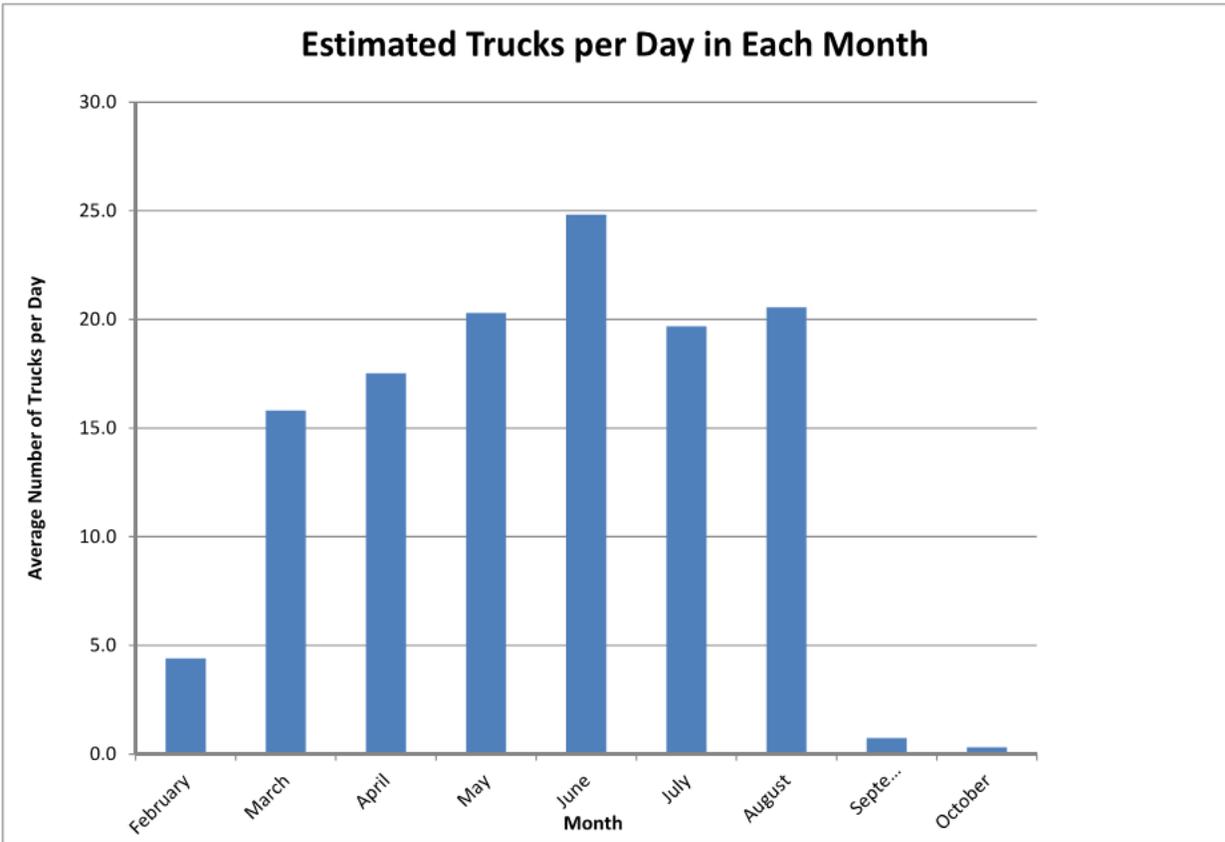
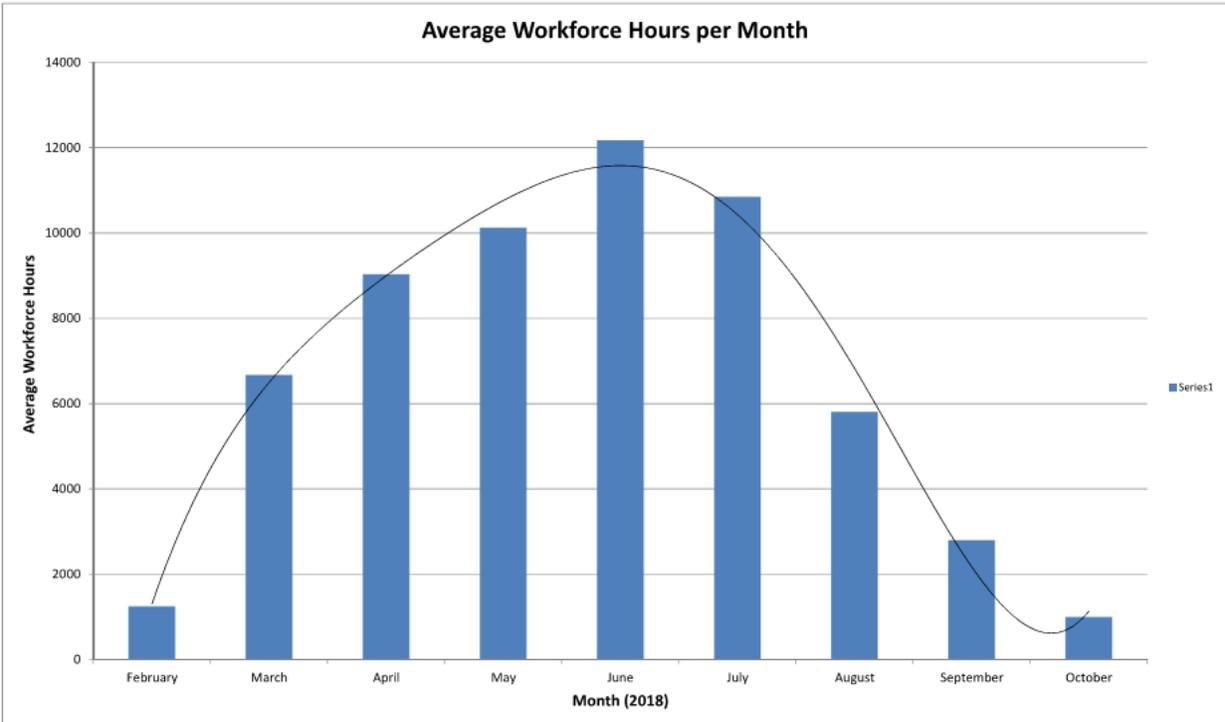
Note: Head Count and Truck Count quantities are per activity for the duration noted

C.2 – CE-2 SOUTHEAST GATEWAY SCHEDULE



Page 1

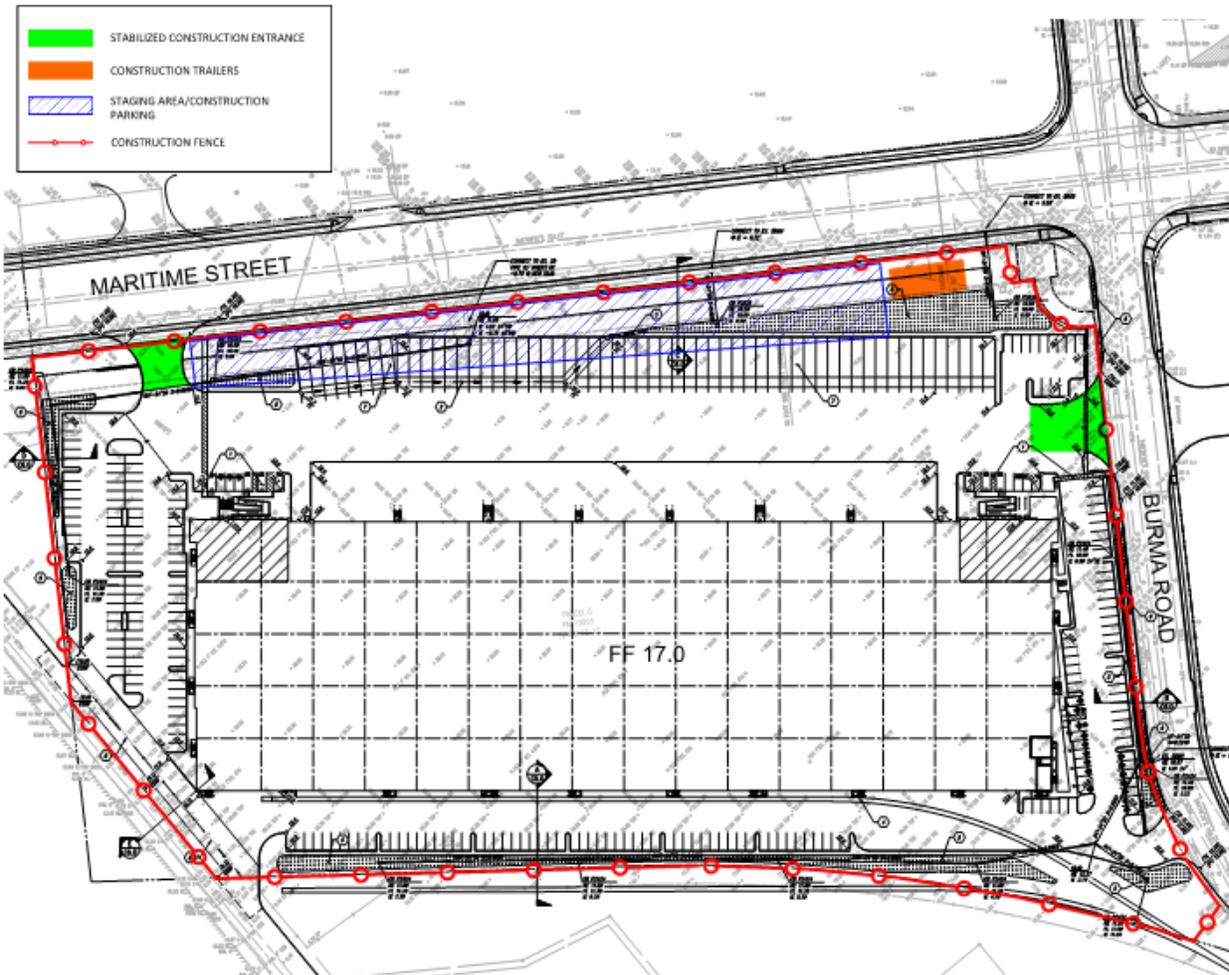
Note:
Project schedule for future building on CC-1 is TBD. Duration of construction will be similar to the CE-2 project schedule.



Note: Month with most trucks represent likely concrete pour timeframes.

EXHIBIT D – SITE LOGISTICS PLAN

D.1 – CE-2 SOUTHEAST GATEWAY



Note: New Central Gateway Site Logistics Plan TBD.

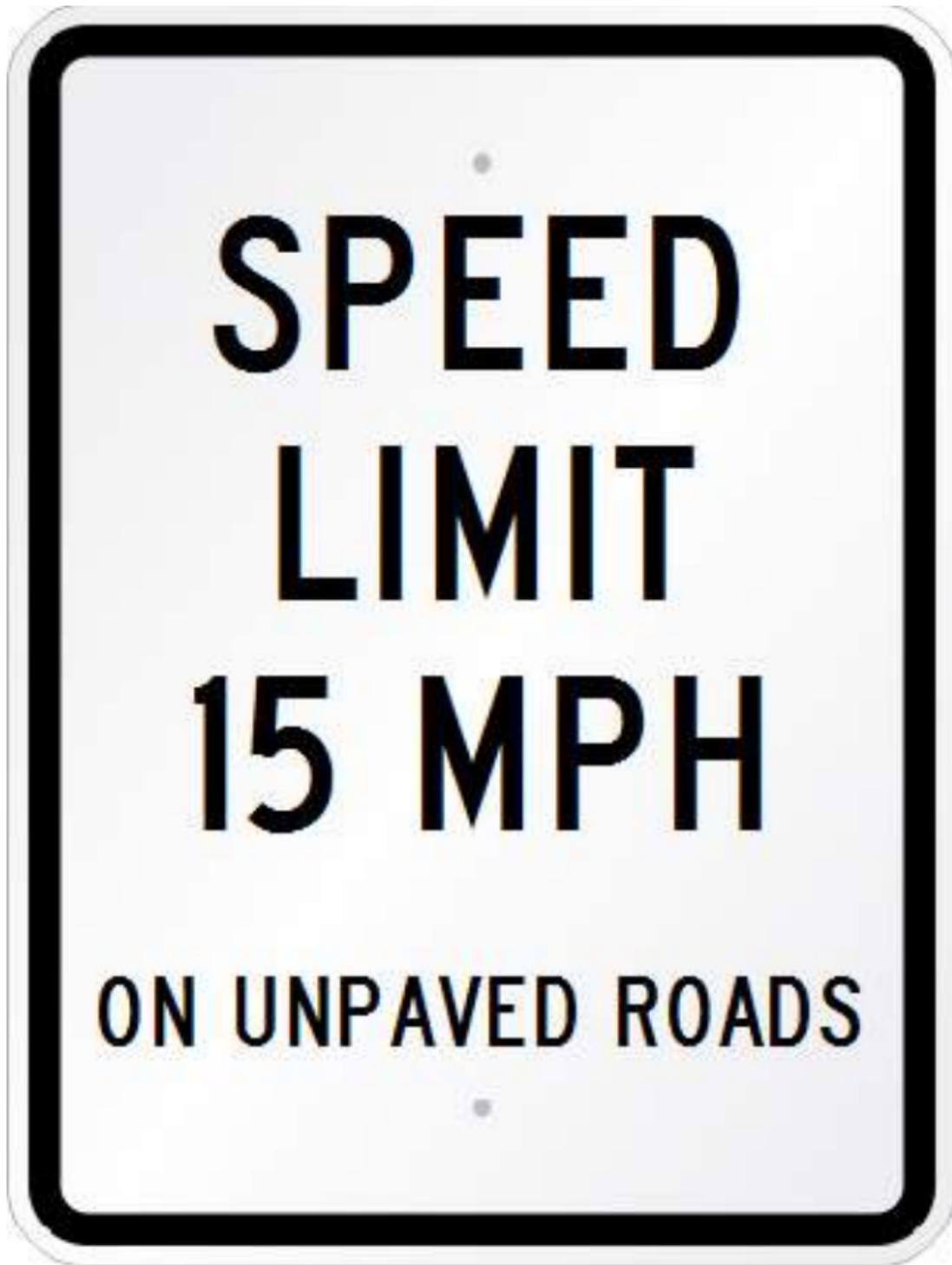
EXHIBIT E – TRAFFIC CONTROL PLAN

At this time, it is not anticipated that there will be any lane closures or work in the public right-of-way associated with this construction. The Developer, its Contractor, or its Consultant will prepare a Traffic Control Plan if encroachment into the public right of way is required. When required, a Traffic Control Plan will be submitted to EBMUD, the Port, and CalTrans for review and comment no less than 10 days prior to submittal to the City. Incorporate comments and revise plan as appropriate.

EXHIBIT F – HAUL ROUTES



EXHIBIT G – SIGNAGE: SPEED LIMIT



ATTENTION

**PERMITTED CONSTRUCTION HOURS:
MONDAY - FRIDAY 7AM - 7PM**

**There will be no work on site outside of
permitted hours without written permission
from the City of Oakland.**

**FOR CONCERNS REGARDING DUST,
CONSTRUCTION NOISE, EROSION, OR ANY
CONSTRUCTION ACTIVITY ON THIS
PROJECT PLEASE CONTACT:**

During Construction Hours: [Insert Name] [Insert Cell]

After Construction Hours: [Insert Name] [Insert Cell]

City of Oakland Code Compliance:

(510) 238-3381

Oakland Police Department 24 Hr Line:

(510) 777-3333

Bay Area Air Quality Management District:

(800) 334-6367

EXHIBIT I – SIGNAGE: IDLING POLICY

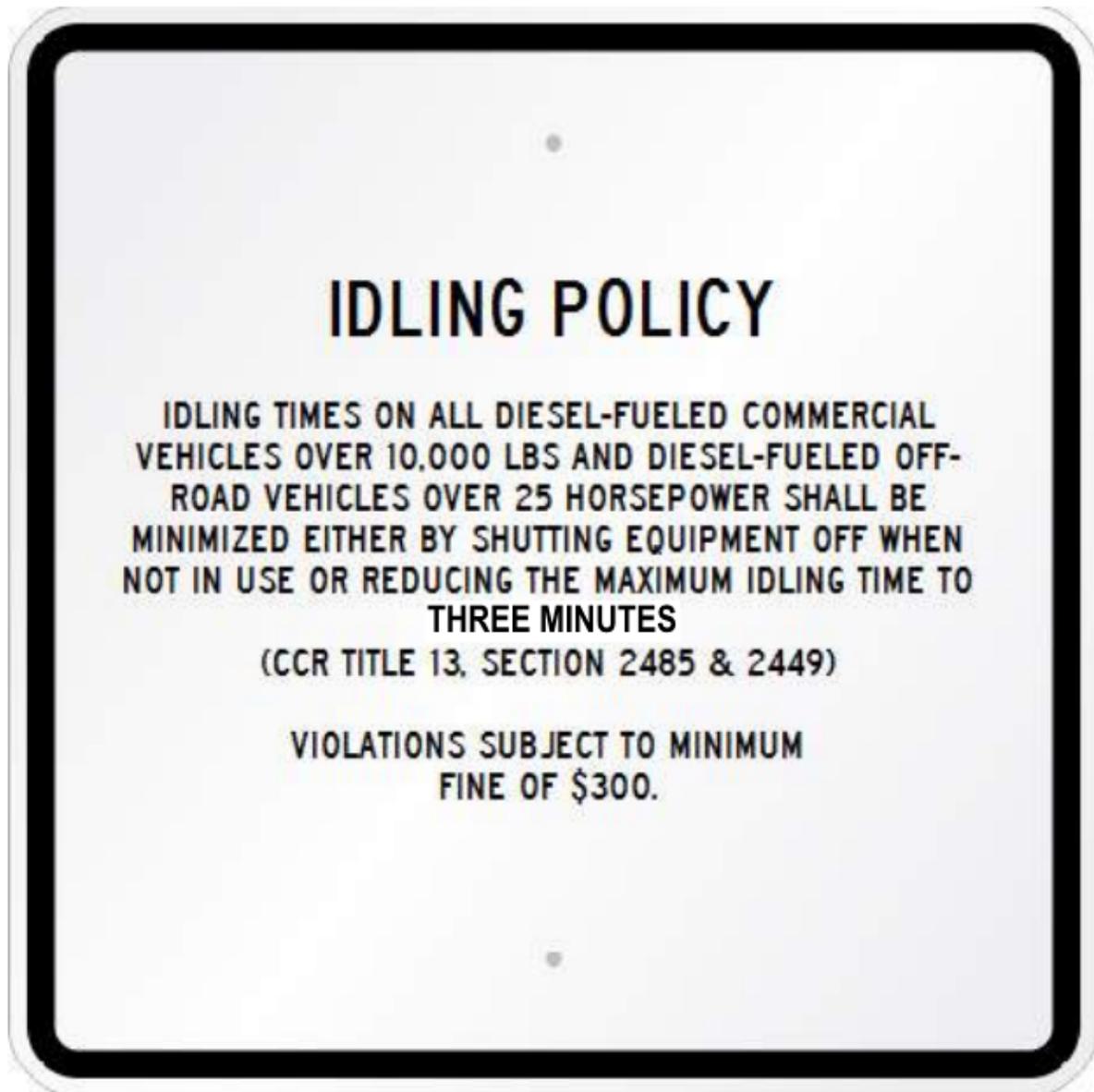


EXHIBIT J – DUST AND NOISE COMPLAINT FORM

Complaint Log

Name and Address of Notifier	Telephone Number and/or Email	Date and Time of Call/Email	Nature of Complaint (Traffic/Noise/Dust/Etc.)
	Received By	Directed To	
	Received By	Directed To	
	Received By	Directed T	

EXHIBIT M – SAMPLE PUBLIC NOTICE

NEIGHBORHOOD SURVEY/ NOTICE

Project Name

Project Address

RE: PROPOSED SATURDAY WORK SCHEDULE: [Insert Dates]

Dear Neighbor:

[Explain the purpose of letter is to inform neighbors that a ‘request’ has been made to Building Services to authorize work on numerous upcoming Saturdays, and that input from neighbors is being solicited.)

[Insert explanation of WHY this work needs to be accomplished outside of normal working DAYS or HOURS (i.e. M-F, 7am – 7pm).

[Explain the site management measures that are and will remain in place to control noise, dust, parking, traffic and other impacts related to this job site].

WHAT: Scope of Construction Activity that you are requesting to do, including size of work force, equipment to be used, etc... **[Work scope must be limited to relatively quiet work to satisfy the Oakland Noise Ordinance limit of 55 dba on weekends in residential areas. No material deliveries, off hauling, or other loud unenclosed activities]**

WHERE: **[Specify location on project where scope of work takes place]**

WHEN: 9am – 5pm, Saturdays from xx/xx/xx to yy/yy/yy. **[Our Office will only authorize up to 4 Saturdays at a time, until a track record of complaint-free performance is established that we can support. We also reserve the right to withdraw Saturday authorization for failure to satisfy important construction-related Planning Conditions of Approval]**

Please forward your comments, questions, or concerns to (contact info for project managers, including phone # and email address] or to Bill Quesada, Oakland Building Services, (510) 238-6345, bquesada@oaklandnet.com.

For emergencies or site complaints regarding this construction site, please contact the job superintendent (contact # and email of the on-site job superintendent). **[The GC must maintain a job superintendent on-site all day for each requested Saturday, to manage construction and complaints. No subs working alone].**

EXHIBIT N – FIRE SAFETY PHASING PLAN

To be inserted after Fire Dept. approval.

EXHIBIT O –RAP/RMP INFORMATION

O.1 – SOUTHEAST GATEWAY RAP/RMP INFO

Table 1
Risk Management Plan and Remedial Action Plan Information
Southeast Gateway Property
Oakland, California

RAP/RMP Designation	Northing	Easting	Location / Description	Constituents of Concern	Summary of Actions	Final Report Reference	Remedial Action Certification	Conditions / Exceptions / Comments
RMP 29	1479587	485337	The western portion of Building 806 was used to store hazardous materials	TPH, PAHs, Metals, VOCs, Pesticides	No action required, soil samples analyzed were less than the remediation goals.	Maiese, 2011	3/17/2011	
Categorical LBP / Spills	NA	NA	Potential lead-based paint in soil and potential historical spills to soil adjacent to Buildings 804, 805, 806, and 807.	Lead, metals, PAHs, VOCs	No action required, soil samples analyzed were less than the remediation goals.	The Bodhi Group, 2014	4/11/2014	
Categorical RR	NA	NA	Pending	TPH, PAHs, Metals	Pending	Pending	Pending	
Categorical Utilities	NA	NA	Pending	TPH, PAHs, VOCs, Metals	Pending	Pending	Pending	

The Bodhi Group, 2014 - Final Completion Report, Potential Impacts to Shallow Soil From Lead Based Paint on Buildings 804 Through 808, 830, 832, 833, 834, 90, and 991, and Historical Spills and Stains North of 14th Street, Former Oakland Army Base, Economic Development Conveyance Area, Oakland, California, February.

Maiese, 2011 - Letter regarding Revised Request for Completion - RMP Locations 7, 22, and 29, Former Oakland Army Base - Economic Development Conveyance Area, Oakland, California, February 25.

TPH = Total petroleum hydrocarbons
PAHs = Polycyclic aromatic hydrocarbons
VOCs = Volatile organic compounds
RMP = Risk Management Plan
RAP = Remedial Action Plan
LBP = Lead Based Paint
RR = Railroad

O.2 – NEW CENTRAL GATEWAY RAP/RMP INFO

Table 1
Risk Management Plan and Remedial Action Plan Information
Central Gateway Property
Oakland, California

RAP/RMP Designation	Northbay	Eastbay	Location / Description	Constituents of Concern	Summary of Actions	Final Report Reference	Action Certification Date	Conditions / Exceptions / Comments
RMP 8	2125709.1068	6040036.5407	Vehicle service garage in Bldg. S-4 (prior to 1979), contained three 1,700 gallon gasoline ASTs. TPH, PAHs, and metals detected in soil and TPH and metals detected in groundwater during OBRA/Army Phase II.	TPH, PAHs, Metals	No action required. TPH, VOCs, and metals remain in soil and groundwater at concentrations less than remediation goals.	Montclari, 2011	6/28/2011	
RMP 9	2126135.6337	6040108.8122	A grease trap located near the Building 60. TPH and acetone were detected previously in soil. No chemicals were detected in groundwater.	TPH, VOCs, Metals	Grease trap removed in 2013. No action required. Lead detected in soil above remediation goals, but included as part of Building 99 Debris Area. TPH, VOCs, and other metals remain in soil at concentrations less than remediation goals.	AMEC, 2013	12/13/2013	
RMP 10	2125649.0027	6039996.5720	Former paint storage shed located north of Bldg. 99.	TPH, VOCs, Metals	No action required. TPH, VOCs, and metals remain in soil at concentrations less than remediation goals.	Montclari, 2011	6/28/2011	Vinyl chloride detected at 0.9 ug/l, exceeds commercial ESL for VI, will require VI assessment.
RMP 11	2125652.9759	6039975.6179	Former paint shop located north of Bldg. 99. Metals, VOCs, and TPH detected in soil and metals and VOCs detected in groundwater during OBRA/Army Phase II.	TPH, VOCs, Metals	No action required. TPH, VOCs and metals remain in soil below remediation goals. VOCs and metals remain in groundwater below remediation goals.	EKL, 2009	4/5/2010	Vinyl chloride detected in groundwater 50 feet south at a concentration of 13.8 ug/l, will require VI assessment.
RMP 15	2125906.8269	6040425.6955	Former Building 70 washrack.	TPH, Metals	Washrack demolished at an unspecified date. TPH and metals remain in soil at concentrations less than remediation goals.	AMEC, 2012	6/26/2012	
RMP 16	2126135.6563	6040629.9211	Former Building 6 incinerator for destroying classified documents.	PAHs, Metals	No evidence of ash observed during foundation removal. PAHs and metals remain in soil at concentrations less than remediation goals.	AMEC, 2013	12/13/2013	
RMP 17	2126151.1828	6040646.3709	Former Building 42 was a PX gas station with associated tanks 42A and 42B. Soil samples collected near the former building contained low concentrations of TPH, BTEX, PAHs, and VOCs during OBRA/Army Phase II. Groundwater samples contained low concentrations of petroleum VOCs.	TPH, VOCs, Metals	USTs removed in 1965. TPH, VOCs, and metals remain in soil below remediation goals. TPH and VOCs remain in groundwater at concentrations less than remediation goals.	AMEC, 2013	12/13/2013	RMP 17 relates to the gas station building, and RMPs 101 and 103 relate to the former USTs.
RMP 18	2126158.4906	6040663.4316	Former Building 41 washrack associated with the former PX gas station. Metals, PAHs, and pesticides detected in soil and metals detected in groundwater during OBRA/Army Phase II.	TPH, VOCs, Metals	Washrack demolished in 1965. No evidence of releases observed during foundation removal. TPH, VOCs and metals remain in soil at concentrations less than remediation goals.	AMEC, 2013	12/13/2013	
RMP 19	2126272.3044	6040825.9750	An oil/water separator located northeast of Bldg. 5 was connected to a floor drain system for Bldg. 5. The oil/water separator may not have been removed.	TPH, VOCs, Metals	No removal records for the oil/water separator exist, no evidence of feature identified during testing. Residual TPH, VOCs and metals in soil and groundwater below remediation goals.	Montclari, 2011	6/28/2011	Vinyl chloride detected at 0.6 ug/l, exceeds commercial ESL for VI, will require VI assessment.
RMP 86	2125938.5441	6040184.6242	Building 85 photograph processing laboratory	TPH, VOCs, Metals	No action required. VOCs and metals remain in soil and groundwater at concentrations less than remediation goals.	EKL, 2009	4/5/2010	
RMP 93	2126249.6750	6040610.1176	One former 550-gal diesel UST (Tank 2A). Residual chemicals in soil.	TPH, VOCs, PAHs	UST removed in 1999. TPH, VOCs, PAHs and metals present in soil at concentrations less than remediation goals. TPH, VOCs, and PAHs present in groundwater at concentrations less than remediation goals.	EKL, 2009	4/5/2010	Regional Board NFA granted on January 10, 2003
RMP 101	2126193.1387	6040671.8019	UST 42A. Soil samples collected near the former building contained low concentrations of TPH, BTEX, PAHs, and VOCs during OBRA/Army Phase II. Groundwater samples contained low concentrations of petroleum VOCs.	TPH, VOCs, metals	UST reportedly removed in 1965, geotechnical investigation and test pits in 2013 confirmed removal. TPH and metals remain in soil at concentrations less than remediation goals. Petroleum VOCs remain in groundwater at concentrations less than remediation goals.	AMEC, 2013	12/13/2013	Regional Board granted NFA on December 20, 2013
RMP 102	2126142.0666	6040615.4500	UST 42B. Soil samples collected near the former building contained low concentrations of TPH, BTEX, PAHs, and VOCs during OBRA/Army Phase II. Groundwater samples contained low concentrations of petroleum VOCs.	TPH, VOCs	UST removed in 1965, geotechnical investigation and test pits in 2013 confirmed removal. TPH and metals remain in soil at concentrations less than remediation goals. Petroleum VOCs remain in groundwater at concentrations less than remediation goals.	AMEC, 2013	12/13/2013	Regional Board granted NFA on December 20, 2013
RMP 105	2126426.0020	6040392.0419	One former 1000-gal diesel UST (Tank 1A).	TPH, VOCs, PAHs	UST removed in 1999. TPH, VOCs and PAHs remain in soil at concentrations less than remediation goals. TPH and PAHs remain in groundwater at concentrations less than remediation goals.	EKL, 2009	4/5/2010	City of Oakland granted an NFA on April 9, 2001. Regional Board granted NFA on December 20, 2013
RMP 106	2126219.0122	6040576.2416	One former 550-gal diesel UST (Tank 2).	TPH, VOCs, PAHs	UST removed in 1990. Petroleum VOCs remain in soil at concentrations less than remediation goals. TPH, PAHs, and petroleum VOCs present in groundwater at concentrations less than remediation goals.	EKL, 2009	4/5/2010	Regional Board reportedly issued an NFA, no date provided in report, undated Regional Board letter in Appendix A references 5 USTs with "TK" number scheme.

**Table 1
Risk Management Plan and Remedial Action Plan Information
Central Gateway Property
Oakland, California**

RAP/RMP Designation	Northing	Eastng	Location / Description	Constituents of Concern	Summary of Actions	Final Report Reference	Action Certification Date	Conditions / Exceptions / Comments
RMP 107	2126285.9988	6040823.6260	One former 550-gal waste oil UST (Tank 19).	TPH, VOCs, PAHs, Metals	UST removed in 1996, some over-excavation of soil performed. TPH, VOCs, and metals remain in soil at concentrations less than remediation goals	EKI, 2009, Montclair, 2011.	6/28/2011	Report states NFA requested from Regional Board in 1997, unable to locate letter
RMP 108	2126441.6813	6040399.1522	One former 1000-gal fuel oil UST (Tank 1).	TPH, VOCs, PAHs	UST removed in 1990. TPH, petroleum VOCs, and PAHs remain in soil and groundwater at concentrations less than remediation goals.	EKI, 2009	4/5/2010	Regional Board reportedly issued and NFA, no date provided in report, undated Regional Board letter in Appendix A. References 5 USTs with "TK" number scheme.
RMP 109	2126277.6268	6040742.7391	One former 2,000-gal diesel UST (Tank 20).	TPH, VOCs, PAHs	UST removed in 1999. TPH, petroleum VOCs, and PAHs remain in soil at concentrations less than remediation goals.	EKI, 2009	4/5/2010	Regional Board NFA granted on January 10, 2003
RMP 154	2126119.0000	6040363.0000	Lead and TPH detected in soil above remediation goals during Building 1 RAP site excavation. Baan Avenue access restrictions delayed removal.	TPH, Lead	Additional soil removal actions performed in 2013. Excavation continued to expand and to remove soil containing TPH (lead above remediation goal completed). Excavation activities terminated when additional access restrictions were encountered. New RMP 162 created for remaining TPH impacted soil not removed to the southwest. New RMP 163 created for remaining TPH impacted soil beneath existing light pole. One sidewall sample from the western portion of the excavation contained lead above remediation goal that was attributed to Building 99 Debris Area	AMEC, 2013	12/13/2013	Delayed removal from Building 1 RAP site. One sidewall soil sample location (154CS024) from the western portion of the excavation contained lead above remediation goal attributed to Building 99 Debris Area.
RMP 155	2126118.0000	6040568.0000	Lead in soil under the southern end of Building 6.	Lead	Additional soil removal actions performed in 2013. Final confirmation samples for lead and TPH were at concentrations less than remediation goals. Residual TPH and lead in soil remain at concentrations less than remediation objectives. Groundwater investigated as part of ORP Building 1 RAP Site.	AMEC, 2013	12/13/2013	Delayed removal from Building 1 RAP site.
RMP 156	2126208.0000	6040196.0000	Lead in soil at sample location B1TP901, near Building 60, believed to be part of Building 1 RAP site.	TPH, PAHs, Lead	Soil excavation was performed in 2013. TPH, metals and PAHs present in soil at concentrations less than remediation objectives.	AMEC, 2013	12/13/2013	
RMP 162	2126096.1812	6040421.9576	TPH in soil at concentrations exceeding remediation goals in samples RMP154CS023, RMP154CS027 and RMP154CS028	TPH	Further soil excavation to the southwest pending	EKI, 2016	Pending	Work Plan calls for developer to perform.
RMP 163	2126111.0887	6040362.0755	TPH in soil at concentrations exceeding remediation goals in sample RMP154CS002	TPH	Further soil excavation around light pole pending	EKI, 2016	Pending	Work Plan calls for developer to perform.
RMP 164	2126455	6040423	During excavation activities related to pier removal for Building 1 in 2014, a 250-gal UST was discovered. No record for this UST exists but speculated to have stored diesel fuel.	TPH, VOCs, PAHs	UST removed in 2014, no evidence of a release observed on soil and groundwater. TPH and metals remain in soil at concentrations less than remediation goals. TPH remains in groundwater at concentrations less than remediation goals.	AMEC, 2014	12/29/2014	No references to Regional Board NFA letter identified.
RMP 167A	2125730	6040259	Lead impacted soil around former Building 88.	Lead	Excavation complete, soil disposal pending	EKI, 2017	Pending	
RMP 168	2126497	6040298	Area around historical sampling locations DEBRISCS001, DEBRISCS002, BATTAANC5004, and BATTAANC5005.	PAHs	PAHs in soil exceeding remedition goals; additional characterization in progress to determine if remedial action is warranted.	Pending	Pending	Final EKI report pending completion of utility abandonment
Category LBP	NA	NA	Potential lead-based paint in soil adjacent to Building 60	Lead	No action required, soil samples analyzed were less than the remediation goal for lead.	AMEC, 2013	12/13/2013	Final EKI report pending completion of utility abandonment
Category RR	NA	NA	Railroad tracks east of Building 6	None	The railroad ballast was removed in 2013, no visual staining or elevated VOC readings detected and in accordance with procedures no samples collected for laboratory analysis.	AMEC, 2013	12/13/2013	Final EKI report pending completion of utility abandonment
ORP Building 1 RAP Site	NA	NA	Waste material containing petroleum hydrocarbons and lead under acidic conditions from historical Oil Recycling Plant operations between the late 1920's through 1941. Waste material excavated beneath fill placed for construction of Building 1, which was demolished in 2002. Area of chemical impact existed north of Buildings 60 and 70, and west of Building 6. Groundwater flow was calculated in a northerly direction.	TPH, Lead	Over 12,000 tons of excavated soil was treated to stabilize lead and transported off-site for disposal. Over burden and imported soil was tested and used for backfill material. Confirmation soil sampling confirmed removal of soil exceeding remediation goals, with the exception of three locations that contained access issues and were designated as RMP's 154, 155, and 156. TPH and lead remain in soil at concentrations less than remediation objectives. Post-excavation groundwater monitoring identified TPH and VOCs in groundwater at concentrations less than remediation objectives.	AMEC, 2009a, AMEC, 2009b	6/18/2009, 10/22/2009	Monitoring well abandonment documentation not identified. Will require VI assessment.

Table I
Risk Management Plan and Remedial Action Plan Information
 Central Gateway Property
 Oakland, California

RAP/RMP Designation	Nothing	Existing	Location / Description	Constituents of Concern	Summary of Actions	Final Report Reference	Action Certification Date	Conditions / Exceptions / Comments
Building 99 RAP Site	NA	NA	Building 99 was constructed in 1918 for ship building and several other metal working and equipment maintenance activities. The majority of Building 99 and related features were located off-Site to the south. However, groundwater impacted with VOCs (primarily vinyl chloride) associated with this area exists on to the southern portion of the Site. The extent of historical groundwater impact by vinyl chloride is illustrated by the Building 99 RAP Site boundary on Figure 2.	VOCs	No action required since all VOCs below remediation goals. Residual VOCs remain present in groundwater along the southern Site boundary.	Baseline, 2007	6/24/2009	Source for VOCs in groundwater remains unknown. Monitoring well abandonment documentation not identified. Will require VI assessment
Building 99 Debris Area	2126544.88 2126208.25 2126042.87 2126042.88	6039897.39 6040257.41 6040257.41 6039826.37	The Building 99 Debris Area exists south of former Building 1 and encompassed former Building 60 on the southwestern portion of the Site. The area was filled with dredge material and imported fill in the early 1940's. The origin for the debris is not specifically known. The debris area exists at depths between 2.5 feet and 7.0 feet bgs and contains metals and PAHs at concentrations exceeding remediation goals, and Asbestos.	Metals, PAHs, ACMs	Containment with additional institutional controls was selected as the remedy for the Building 99 Debris Area. Containment consists of a clean soil cap and/or surface paving. Additional institutional controls consist of 1) surveying boundary coordinates; 2) creating a clean utility corridor for future development; 3) DTSC notification requirements prior to earthwork; and 4) additional health and safety requirements for earthwork.	EKL, 2013	12/31/2013	Monitoring well abandonment documentation not identified.

AMEC, 2009a - AMEC Geomatrix, Inc., Revised Remediation Completion Report, Former ORP/Building One Remediation, Former Oakland Army Base, EDC Area, Oakland, California, February 13.

AMEC, 2009b - AMEC Geomatrix, Inc., Annual Groundwater Monitoring Report, Former ORP/Building 1 Area Remediation Project, Former Oakland Army Base/Economic Development Conveyance Area, Oakland, California, July 24.

AMEC, 2012 - AMEC Environment & Infrastructure, Inc., Letter regarding Request for Completion - RMP Locations 15 and 91, and Summary of Remediation Activities at RMP Location 98, Former Oakland Army Base, Economic Development Conveyance Area, Oakland, California, June 6.

AMEC, 2013 - AMEC Environment & Infrastructure, Inc., Letter regarding Request for Completion and Summary of Remediation Activities, RMP Locations 9, 16, 17, 18, 101, 102, 154, 155, and 156, Railroad Ballast and Lead Based Paint Categorical RMPs, Former Oakland Army Base, Economic Development Conveyance Area, Oakland, California, December 12.

AMEC, 2014 - AMEC Environment & Infrastructure, Inc., Letter regarding Request for Completion - RMP Locations 164 Underground Storage Tank Location, Former Oakland Army Base, Economic Development Conveyance Area, Oakland, California, August 6.

AMEC, 2007 - Baseline Environmental Consulting, Completion Report, VOCs in Groundwater Near Building 99 RAP Site, July.

EKL, 2009 - Erter & Kalinowski, Inc., Request for Completion - RMP Locations 11, 75, 86, 93, 105, 106, 107, 108, and 109 in the Central Gateway Area, Former Oakland Army Base - EDC Area, Oakland, California, October 15.

EKL, 2013 - Erter & Kalinowski, Inc., Completion Report for the Building 99 Debris Area, Former Oakland Army Base - EDC Area, Oakland, California, July 29.

EKL, 2016 - Erter & Kalinowski, Inc., Work Plan for Remediation of RMP Locations 162 and 163, Gateway Development Area, Former Oakland Army Base, Oakland, California, October 20.

EKL, 2017 - Erter & Kalinowski, Inc., Work Plan for Remediation of RMP Location 167A, Gateway Development Area, Former Oakland Army Base, Oakland, California, April 21.

Montclair, 2011 - Montclair Environmental Management, Letter regarding Request for Completion - RMP Locations 8, 10, 19/107, and 97 in Central Gateway Area, Former Oakland Army Base, Oakland, California, May 25.

TPH = Total petroleum hydrocarbons
 PAHs = Polycyclic aromatic hydrocarbons
 VOCs = Volatile organic compounds
 PCBs = Polychlorinated biphenyls
 ACMs = Asbestos-containing material
 BTEX = benzene, toluene, ethylbenzene, and total xylenes
 UST = Underground storage tank
 AST = Aboveground storage tank
 NFA = No Further Action
 RMP = Risk Management Plan
 RAP = Remedial Action Plan
 bgs = below ground surface
 gal = gallon
 ug/l = micrograms per liter
 VI = vapor intrusion

EXHIBIT P –NEIGHBORHOOD SURVEY AND NOTICE

NEIGHBORHOOD SURVEY/ NOTICE

Project Name

Project Address

RE: PROPOSED SATURDAY WORK SCHEDULE: [Insert Dates]

Dear Neighbor:

[Explain the purpose of letter is to inform neighbors that a 'request' has been made to Building Services to authorize work on numerous upcoming Saturdays, and that input from neighbors is being solicited.)

[Insert explanation of WHY this work needs to be accomplished outside of normal working DAYS or HOURS (i.e. M-F, 7am – 7pm).

[Explain the site management measures that are and will remain in place to control noise, dust, parking, traffic and other impacts related to this job site].

WHAT: Scope of Construction Activity that you are requesting to do, including size of work force, equipment to be used, etc... **[Work scope must be limited to relatively quiet work to satisfy the Oakland Noise Ordinance limit of 55 dba on weekends in residential areas. No material deliveries, off hauling, or other loud unenclosed activities]**

WHERE: Work location to be limited to inside only with windows and doors closed.

WHEN: 9am – 5pm, Saturdays from xx/xx/xx to yy/yy/yy. **[Our Office will only authorize up to 4 Saturdays at a time, until a track record of complaint-free performance is established that we can support. We also reserve the right to withdraw Saturday authorization for failure to satisfy important construction-related Planning Conditions of Approval]**

Please forward your comments, questions, or concerns to (contact info for project managers, including phone # and email address) or to Bill Quesada, Oakland Building Services, (510) 238-6345, bquesada@oaklandnet.com.

For emergencies or site complaints regarding this construction site, please contact the job superintendent (contact # and email of the on-site job superintendent). **[The GC must maintain a job superintendent on-site all day for each requested Saturday, to manage construction and complaints. No subs working alone].**

EXHIBIT Q –PRECONSTRUCTION VIDEO

Prologis or its Contractor will contract with Municon Consultants to perform pre and post construction video surveys per the quote below:



1.00 PRE- AND POST-CONSTRUCTION VIDEO SURVEY OF TRUCK HAUL ROUTES.

1.01 General.

You have informed us that you need a pre- and post-construction video survey of the approved inbound and outbound truck haul routes of your project. The truck haul route map shows the use of city streets, freeway on- and-off ramps and city streets. We will perform a video survey of the pavement conditions of the streets you identified as truck haul routes. Maritime Street from West Grand Avenue to 7th Street, West Grand Avenue from Frontage Road to Maritime Street and E. Burma Road which runs alongside the site, 7th Street from Maritime Street to Brush Street and Brush Street from 7th Street to 19th Street.

Our video survey is not a "Pavement condition evaluation" as we will offer no recommendations or conclusions as to the causes of distress observed or remaining service life of the pavement, and we will not perform deflectometer or other tests on the pavement.

1.10 Scope.

1.11 PRE-CONSTRUCTION VIDEO SURVEY

Municon will perform a pre-construction video survey of pavement conditions of **Maritime Street** from West Grand Avenue to 7th Street, **West Grand Avenue** from Frontage Road to Maritime Street, **Burma Road** from its intersection with Maritime Street to its end at the cul de sac of Burma, **7th Street** from Maritime Street to Brush Street and **Brush Street** from 7th Street to 19th Street. We will survey all the lanes, sidewalks, gutters and other existing facilities. We will document existing conditions in high definition digital videography using a HD digital video camera. We will contemporaneously narrate the video with descriptions of the location being viewed and any distress, damage or other anomalies, the direction of the camera view, and the date and time at the time of videotaping. We will perform the video survey of the pavement conditions for a:

LUMP SUM.....\$6,000.

1.12 POST-CONSTRUCTION VIDEO SURVEY

Upon the end of your project, Municon will perform a post-construction video survey of pavement conditions of the same roads documented in our pre-construction video survey. We will perform the post-construction video survey of the pavement conditions for a:

LUMP SUM.....\$6,000.



Municon Consultants

Vibration Monitoring, Construction Instrumentation, Photo Surveys

1.13 WORK PRODUCTS –VIDEO SURVEY RECORDS.

We will submit to you two (2) bound copies of our report, which will include DVDs (or, if permitted, USB storage device) with the original HD video files as recorded, a letter describing our survey and attesting to taking the video, and a site plan showing the areas surveyed. Electronic copies of the documentation will be included on the DVDs.

The costs for preparing the documentation and production of our reports are included in the costs for the survey above.

1.20 TIMING AND SCHEDULE.

We anticipate that we can complete our video survey in one full day in the field, including travel time. We request one week of advance notice, if possible, to begin work on the surveys.

Processing of the data and report production require additional office efforts beyond the field time. Reports will be delivered within two (2) weeks of the completion of the field survey.

VIDEO SURVEY TOTAL\$12,000.

*** * * No sections 2, 3 or 4 in this proposal * * ***



EXHIBIT R – NOISE CONSULTANT REVIEW LETTER

Prologis conducted a study by a qualified acoustical consultant, JGL Acoustics Inc., for the construction project on Northeast Gateway in 2016. The projects on Southeast and New Central Gateways are very similar in nature to the Northeast Gateway project, and are in the same proximity (or farther) to residential on the other side of I-880. Therefore, due to these conditions, we propose to utilize the same study for the construction Projects subject to the CMP. See the following pages for the study conducted in July 2016.



July 15, 2016

Prologis, L.P.
3353 Gateway Blvd.
Fremont, CA 94538

Attention: Cory Chung
Subject: Oakland Global Logistics Center, Phase 1
Construction Noise Impacts

Ladies & Gentlemen:

This report addresses the issue of construction noise impacts from the proposed project located on the south side of West Grand Avenue between Maritime Street and Burma Road in Oakland, CA. Figure 1 shows the site location relative to the nearby freeways with the proposed project location highlighted in yellow. The proposed project will consist of a single warehouse building with an approximate floor area of 256, 216 square feet. The building will have loading docks on the north and south sides and a parking lot in the northeast corner. Figure 2 presents a site plan for the project. This report specifically addresses the issue of environmental noise impacts resulting from the construction of the Phase 1 building.

Figure 1.

Aerial view showing the location of the site (shown in yellow) relative to nearby freeways and nearest residences (shown by red triangles).



5266 NW Village Park Drive
Issaquah, WA 98027

(425) 649-9344 (voice)
(425) 649-0737 (fax)

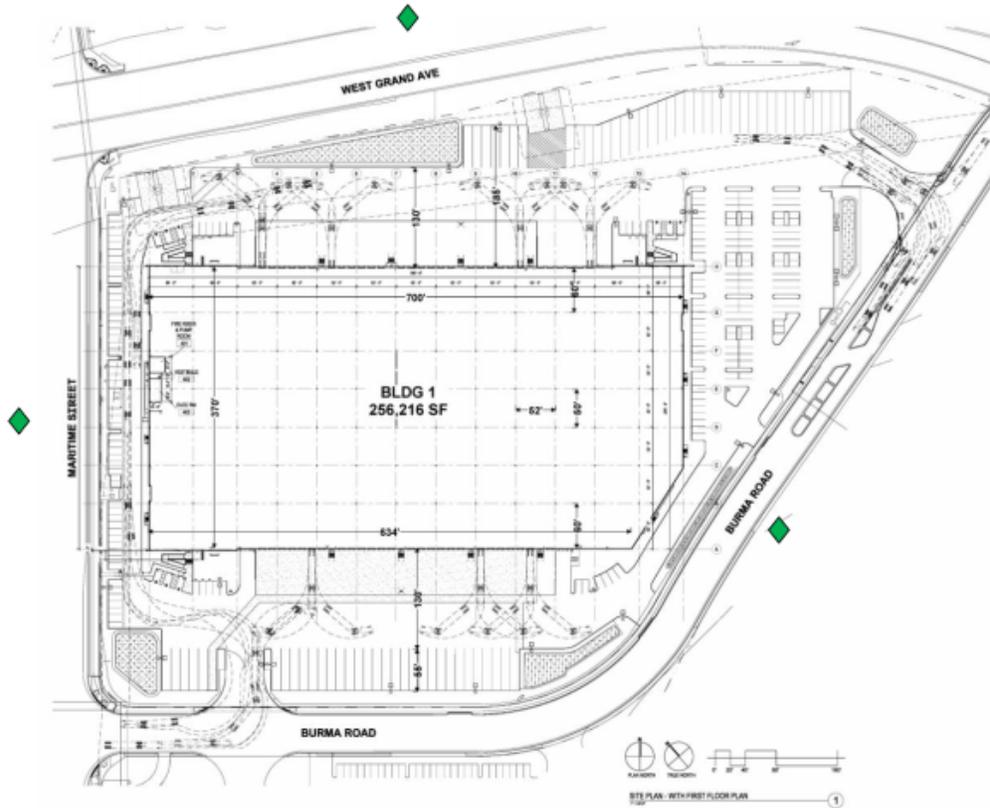


Figure 2. Site plan for the Phase 1 building showing noise model receiver locations.

As shown in Figure 2 the project is surrounded on all sides by local streets, and beyond these streets is additional industrial property. The nearest residential property is on the east side of I-880, more than 2,500 feet southeast of the proposed project.

Standard Conditions of Approval

This project has received several conditions of approval related to noise. SCA NOI-1 requires that construction activities are limited to 7:00 AM to 7:00 PM Monday through Saturday. It is my understanding that concrete work will occur outside of the allowed



construction hours for a period of 6 days to pour the building slab and 8 days to pour the tilt up walls. It will be important to ensure that late night construction work meets the requirements of OMC 8.18.020 relating to nuisance noise impacts to residential areas.

Oakland Construction Noise Ordinance

Table 17.120.04 in the Oakland Noise Ordinance establishes maximum allowable noise levels for construction projects impacting industrial, commercial, and residential receiving properties. The maximum allowable noise level during the 7 AM to 7 PM weekday period on commercial and industrial property is 85 dB for short term operations and 70 dBA for long term operations. . The maximum allowable noise level during the 7 AM to 7 PM weekday period on residential property is 80 dBA for short term operations and 65 dBA for long term operations. On weekends the maximum allowable levels are 15 dBA lower for short term operations and 10 dBA lower for long term operations.

Construction Noise Sources

According to the Contractor, Table 1 presents a listing of the major noise sources associated with the late night construction phase of this project. Table 2 identifies the noise sources that are expected to operate during normal construction hours. Equipment sound levels and usage factors were obtained from the FHWA Construction Noise Handbook. The usage factor represents the percentage of the time that the noise source is generating its maximum noise level.

Late night work is expected to last for 6 days to pour the building floor slab, with as many as 13 concrete trucks per hour and start times beginning as early as 1:00 AM and as late as 4:00 AM. Late night work for pouring the tilt up walls is expected to last for 8 days, with as many as 8 trucks per hour and a proposed start time of 4 AM. At any one time, the maximum number of concrete trucks on the construction site is expected to be 7.

Predicted Construction Noise Levels

Construction noise levels were computed in the vicinity of the subject project using the internationally recognized computer model CadnaA (ver. 4.6.156). The assessment of late night operations assumed continuous operation of 7 concrete trucks on site with 4 diesel generators to create power for the lights. The total on-site sound power level for all of the late night sources is 126 dB (ref. 1 picowatt), taking into account the usage factor and the total number of concrete truck on site at one time. The predicted total late night construction noise level at the adjacent properties and at the nearest residences is shown in Table 3.



Table 1. Late night noise sources and expected source noise level.

Source Description	Number of Sources/Hr.	Usage Factor (%)	LpA (dBA @ 50 feet)	Est. LwA (dB ref. 1 pW)
Concrete Trucks	13	40%	85	117
Generator (lights)	4	100%	80	112

Table 2. Construction noise sources and noise levels occurring from 7 AM to 7 PM.

Source Description	Number of Sources	Usage Factor (%)	LpA (dBA @ 50 feet)	Est. LwA (dB ref. 1 pW)
Grading Scraper	1	40	85	117
Loader	2	40	80	112
Grader	1	40	85	117
Water Truck	2	40	84	116
Skip Loader	2	40	80	112
Paving Machine	1	50	85	117
Roller Compactor	1	20	85	117
Vibratory Plate Compactor	1	20	80	112
Transfer Dump Truck	1	40	84	116
Power Tool Generator	2	50	82	114
Power Tool Compressor	1	40	80	112
Backhoe	2	40	80	112
Dump Truck	2	40	84	116
Concrete Truck	2	40	85	117
Concrete Pump	1	20	82	114
Concrete Saw	1	50	85	117
Crawler Crane	1	16	85	117
Diesel Boom Lift	2	20	85	117
Diesel Forklift	2	50	85	117
Street Sweeper	1	50	85	117
Excavator	1	40	85	117
Diesel Scissor Lift	1	20	85	117



Table 3. Predicted late night noise levels (dBA).

Receiver	Distance to Nearest Source	Predicted	Max. Allowed
Across Maritime St.	120 feet	68.7	70
Across Burma Rd.	296 feet	68.6	70
Across W. Grand Ave.	120 feet	62.3	70
Residence A	2,516 feet	44.5	45
Residence B	2,621 feet	44.6	45
Residence C	3,661 feet	40.9	45

The predicted construction noise level shown in Table 3 meet the requirements of the Oakland noise ordinance. It should be emphasized that the nearest residences are all located on the other side of I-880, and the background noise level from this freeway will likely exceed the predicted construction noise levels by a significant margin, even in the middle of the night. As a result, it is extremely unlikely that the construction noise would be audible in the residential area.

Table 4 presents the predicted daytime noise level at each of the six receiver locations of interest. Interestingly enough, the total sound power level of all 31 daytime noise sources is virtually the same as the late night noise sources. As a result, the predicted daytime noise levels are nearly the same as the predicted nighttime noise levels.

Table 4. Predicted daytime noise levels (dBA).

Receiver	Distance to Nearest Source	Predicted	Max. Allowed
Across Maritime St.	120 feet	67.7	70
Across Burma Rd.	296 feet	66.6	70
Across W. Grand Ave.	120 feet	62.3	70
Residence A	2,516 feet	44.1	65
Residence B	2,621 feet	44.2	65
Residence C	3,661 feet	40.5	65

Note that the predicted daytime noise levels are at or below the maximum allowed noise levels, so the proposed project is expected to fully comply with the Oakland noise ordinance.

Oakland Global Logistics Center
July 15, 2016
Page 6 of 6



If you have any questions or comments regarding these findings, do not hesitate to contact me directly.

Very truly yours,
JGL Acoustics, Inc.

A handwritten signature in black ink that reads "Jerry G. Lilly".

Jerry G. Lilly, P.E., FASA
President
Member INCE (*Bd. Cert.*), ASHRAE, ASTM, NCAC

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