

**Case File Number: PLN 19158**

<b>Location:</b>	<b>2008 Wake Avenue</b>
<b>Assessor's Parcel Number(s):</b>	018 050800700
<b>Proposal:</b>	Construct a 171,765 sq.ft. 50-foot tall recycling facility on vacant parcel at the former Oakland Army Base. The building will serve as the new California Waste Solutions Recycling (CWS) facility.
<b>Applicant:</b>	RPR Architects
<b>Contact Person/ Phone Number:</b>	Kathleen Rousseau representing California Waste Solutions (CWS) 510-272-0654
<b>Owner:</b>	City of Oakland
<b>Case File Number:</b>	<b>PLN19158</b>
<b>Planning Permits Required:</b>	Major Conditional Use Permit
<b>General Plan:</b>	Business Mix
<b>Zoning:</b>	Gateway District Industrial Zone (D-GI)
<b>Environmental Determination:</b>	TBD
<b>Historic Status:</b>	NA
<b>City Council District:</b>	District 3
<b>Finality of Decision:</b>	NA
<b>For Further Information:</b>	Contact Case Planner: Corey Alvin, (510)238-6316 or <a href="mailto:calvin@oaklandca.gov">calvin@oaklandca.gov</a>

**SUMMARY**

The purpose of this report is to provide design review analysis for a new 171,765 square foot, 50-foot tall recycling facility building to be constructed on a vacant lot currently owned by the City of Oakland referred to as CN-1 within the North Gateway portion of the former Oakland Army Base (OARB) Redevelopment Plan Area. The project sponsor, California Waste Solutions (CWS) is a local recycling company headquartered in West Oakland with existing facilities at 3300 Wood Street and 1820 10<sup>th</sup> Street. CWS' existing West Oakland facilities would be closed. Its recycling operations would be permanently relocated to a newly constructed recycling facility 2008 Wake Avenue. In addition to recycling operations, an informational area to accommodate scheduled tours of the facility is provided at the two-story front entry of the building facing Wake Avenue.

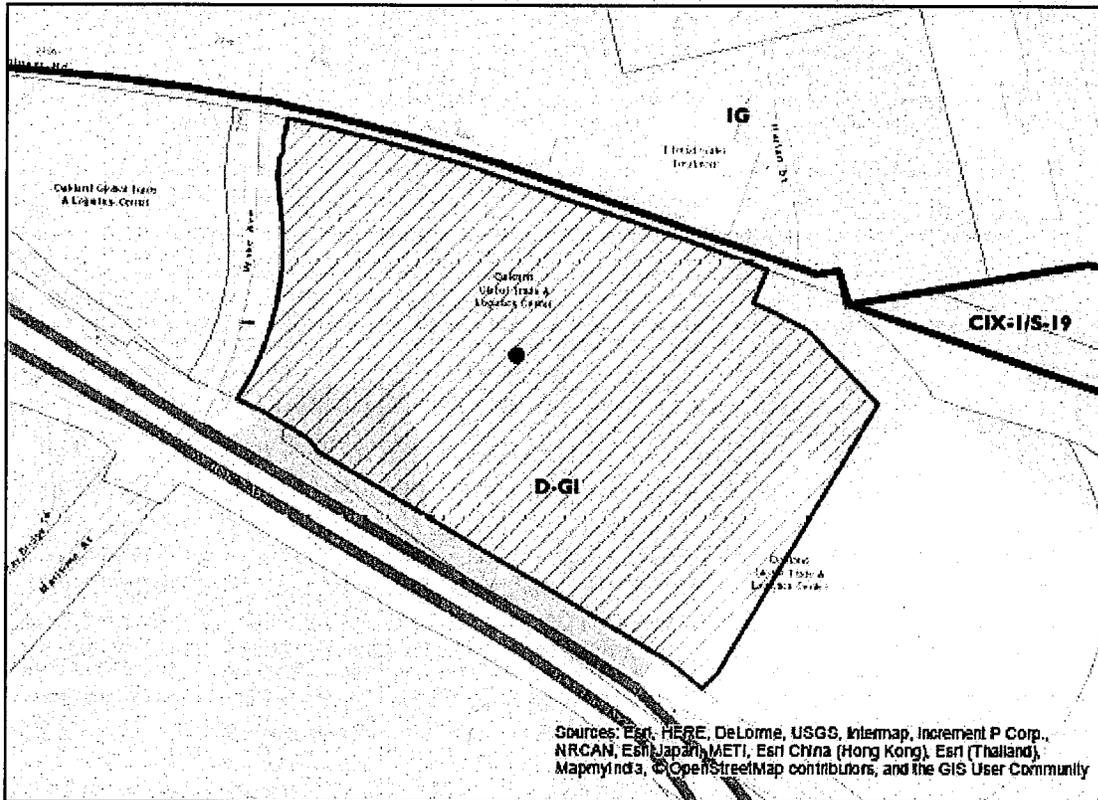
The new recycling facility would be situated on the lot with the front entry facing west and surrounded by ample asphalt to accommodate heavy truck circulation to and from the site. Landscaping including bio-swales would be planted along the perimeter of the parking and loading areas and act as a buffer from the surrounding parcels. The proposal is comprised of a two-story, 170,765 square-foot (sf) recycling facility including approximately 6,000 square feet of administrative office space and approximately 1,600 square feet of educational/observation areas to be used as CWS' Oakland headquarters.

**PROJECT SITE AND SURROUNDING AREA**

The site is a 14.36-acre vacant lot at the northeast corner of Maritime Street and West Grand Avenue. Maritime Street northbound changes to Wake Avenue as Maritime Street crosses West Grand Avenue. The site address is known currently as 2008 Wake Avenue and is surrounded by

East Bay Municipal Utilities District and a BNSF rail spur to the north, a 10-acre vacant city owned lot and I-880 to the east, Grand Avenue overpass to the south and a 16.7-acre truck parking lot operated by OMSS to the west. The site is not within 100 feet of the ordinary high-water mark and would not be subject to the requirements of the Creek Ordinance.

### Location Map



0 125 250 500 750 1,000 Feet



## **PROJECT BACKGROUND**

In 2002, the City and the Port of Oakland independently adopted the OARB Area Redevelopment Plan and similarly certified the 2002 OARB Redevelopment Plan EIR (2002 OARB Environmental Impact Report, or EIR). Subsequently in 2012, the City and the Port adopted the 2012 Addendum to the 2002 OARB EIR (2012 Addendum). The 2012 Addendum analyzed a land use program in the North Gateway area that assumed approximately 27.3 acres north of West Grand Avenue would be reserved for up to 379,610 square feet of use for indoor recycling facilities. The North Gateway was anticipated to include three land uses including “site CN1: a recycling facility within an approximately 206,000 square foot building (the subject site), site CN2: a recycling facility within an approximately 173,700 square foot building, and site CN3: a truck services facility in a small, 830 square foot building.

The applicant, California Waste Solutions (CWS), is a local recycling company headquartered in Oakland with existing facilities at 3300 Wood Street and 1820-10<sup>th</sup> Street. CWS is proposing to purchase the vacant 14.36-acre City owned lot at 2308 Wake avenue, construct a new facility and relocate its existing operations to the new facility. Pursuant to obtaining all required discretionary permits for the proposed use and construction of the site, the City of Oakland would consider transfer of the property to CWS subject to the terms of a Disposition and Development Agreement. The subject parcel is zoned within the D-GI Industrial District. The proposed use falls within the “Extensive Impact Civic-Curbside Recycling Collection” Activity land use Classification. A Major Conditional Use Permit (CUP) granted by the Planning Commission is required for this land use at the subject parcel.

An Exclusive Negotiating Agreement (ENA) by and between the City of Oakland and California Waste Solutions was authorized by Oakland City Council Resolution 87308 on July 24, 2018. An extension to the ENA was granted from July 25, 2019 to October 22, 2019. And extended again from November 10, 2019 to February 8, 2019 (pending). The new facility is intended to receive, process and transfer up to 850 tons per day of multiple material streams including residential and commercial recycling material (i.e. the material collected from recycling bins, recycling carts and other recycling containers). The actual amount of materials processed and building components that would be permitted at the new location is subject to the granting of a CUP and the necessary CEQA review of the proposed operation.

## **PROJECT DESCRIPTION**

The newly constructed recycling facility would accommodate a first-floor lobby area, a second floor educational and observation area, first and second floor administrative offices, a material receiving area, a material recycling and recovery area with processing equipment, a bale storage area, a material shipping area, a truck maintenance area and a dispatch area. The outdoor areas would accommodate employee parking, collection truck parking, a weighing scale and a scale house. The facility would also provide for compressed natural gas fueling, maintenance and dispatch for recyclable collection operations.

## GENERAL PLAN ANALYSIS

The General Plan Land Use designation for this property is Business Mix. The Desired Character of Uses Section of policy adopted for the Business Mix Land Use category includes warehouse and distribution, truck and rail transportation services and offices. (Oakland General Plan Land Use Diagram p. 152)

The General Plan also identifies several Industry and Commerce Objectives for this area including:

- Policy I/C1.1 Attracting New Business:  
*The proposed project will provide business activity on a parcel that is currently vacant. New ancillary recycling businesses and new shipping and material fabrication businesses would be encouraged to locate in the vicinity.*
- Policy I/C1.2 Retaining Existing Business:  
*Development of the site to accommodate large scale recycling business near shipping and transit centers and away from residential areas would help to provide a stable platform for business retention.*
- Policy I/C1.5 Using City owned Property to Stimulate Economic Development:  
*The subject parcel is currently owned by the City and it has been determined that economic development would be better stimulated by initiating the transfer of the parcel to a firm that is incentivized to develop the parcel and relocate its business operations that are consistent and compatible the surrounding land use.*
- Policy I/C5.3 Planning for the Army Base:  
*The proposed project and its environmental impacts were contemplated in the 2012 EIR Addendum.*

The project complies with the General Plan by providing a new location for CWS that minimizes the impact of truck intensive operations in a West Oakland community that has been historically disproportionately impacted by the degradation of air quality caused by diesel truck emissions and truck activity.

## ZONING ANALYSIS

The site is zoned D-GI. The D-GI zone *“is intended to facilitate implementation of the Oakland Army Base Reuse Plan*

The following table compares the proposed project with the D-GI development standards:

**Zoning Analysis Table (includes only applicable regulations):**

Criteria	D-GI District Zoning	Proposed	Analysis
<b>Land Use</b>			
“Extensive Impact Civic – Curbside Recycling Collection” Activity	P(L2)	170,765 square foot recycling facility including 6000 square feet of office/educational space	Major Conditional Use Permit required based on size of facility
<b>Development Standards</b>			
Lot Area	5,000 square feet min.	14.36 acres	Complies
Minimum Setbacks	None	80-foot front setback, 75-foot side setback and 330-foot rear setback	Complies
Maximum Floor Area Ratio	5.0	Less than 1.0	Complies
Building Height	65-foot height limit	46 feet plus 7.5-foot equipment screens	Complies
Parking	No minimum, number of parking spaces to be prescribed by the Director of Planning.	268 employee and truck stalls and more than 10 bike parking stalls	Complies
Public Art	Required	Applicant will install on-site art	Complies

**DESIGN AND RELATED ISSUES**

Site design and building design of all projects in the D-GI zone are subject to the requirements of the D-GI District Design Standards. The intent of the Design Standards is to:

- Ensure high quality design through the use of quality building materials, pleasing building composition and form, and visual interest.
- Create a functional environment consistent with the industrial nature of the D-GI Zone.
- Enhance the view of the district as seen from the street and nearby freeways.
- Reduce the potential for criminal activity through the use of Crime Prevention Through Environmental Design (CPTED) principles.
- Utilize landscaping to soften the urban industrial character of the district, enhance the architecture of the site, and provide appropriate visual screening and environmental benefits; and
- Create a district with a visual identity that incorporates characteristics of Oakland industrial architecture in a contemporary way and reflects current industrial design and construction methods.

The following table compares the proposed project with the D-GI District Design Standards

Criteria	Design Standard	Analysis
<b>Site Design</b>		
Section 1.1. <u>Surfacing</u>	All driveway, parking and loading areas shall have durable, dustless, all weather surface.	The paving material proposed for this project meets these requirements.
Section 1.2 <u>Pedestrian Pathway</u>	A clearly identifiable pathway to the main building entry with a minimum width of 5 feet is required from the street and from parking areas.	The plan does not show that a 5-foot wide pathway from the street and parking areas is identifiable.
Section 1.3. <u>Fence/Wall Height</u>	10-foot maximum height.	Complies
Section 1.4. <u>Fence /Wall Transparency</u>	The above 42 inches shall have a transparency of 70%	Complies
Section 1.5. <u>Screening of Utility Equipment and Trash Collection Areas</u>	Shall be enclosed and no taller than 2 feet above the object being screened not exceeding 15 feet.	Complies
Section 1.6. <u>Secured Areas</u>	Areas of the site not visible from the street shall be secured with a fence, wall or similar barrier during non-business hours.	Complies
Section 1.7. <u>Perimeter Security Fencing Materials and Colors</u>	All perimeter security fencing shall be made of durable materials.	No perimeter fencing is proposed.
Section 1.8. <u>Barbed Wire and Razor Wire</u>	Prohibited	No barbed wire or razor wire is proposed.
Section 1.9. <u>Secured Entries</u>	Vehicle entry gates shall be set back from the street at least 50 feet.	Complies
Section 1.10. <u>Vehicle Maneuvering</u>	Adequate maneuvering space shall be provided so that all vehicles may exit the site moving forward.	Trucks entering the site pass through the employee parking area. The plans show conflicting directional arrows that may limit vehicular maneuvering.
<b>Building Design</b>		
Section 2.1. <u>Exterior Building Wall Materials</u>	Allowable building wall materials are concrete, stucco, masonry, fiber cement (and other similar composites), glass, metal and solid wood plywood, plastic, vinyl, and fiberglass are not allowed, except as accent materials.	The proposed project does not propose any unallowable building material.
Section 2.2. <u>Main Building Entry</u>	The main building pedestrian entry shall be clearly identifiable from the street.	The main building entry of the proposed building incorporates contrasting colors, textures and fenestration and is distinctive to the rest of the building

Criteria	Design Standard	Analysis
<b>Site Design</b>		
Section 2.3. <u>Front Office Space and Loading Dock Space</u>	Buildings with two or more use areas shall be clearly visually distinguishable.	The office/education areas of the building is distinctive and is the only two story portion of the building.
Section 2.4. <u>Building Wall and Articulations</u>	Building walls over 100 feet in length shall contain a system of articulating architectural systems.	The north, south and west elevations all incorporate building wall articulation. The east elevation does not meet this requirement.
Section 2.5. <u>Street Facing Truck Docks and Truck Doors</u>	50-foot setback requirement with architectural detaining	The truck docks and dock doors of the proposed project are setback at least 50 and are either recessed or are hooded with canopies.
Section 2.6. <u>Secured Entry Buildings</u>	Kiosks at secured entries should be designed to be compatible with the industrial character of the site,	The entry gate kiosk (scale house) has not yet been fully designed to measure compliance.
Section 2.7. <u>Window Articulation</u>	Windows shall incorporate articulating details.	There are minimum windows incorporated into the design of the proposed building.
Section 2.8. <u>Window Recess</u>	Windows shall be recessed.	It is not clear from the submitted plans windows are recessed
Section 2.9. <u>Roof Penetration/Equipment</u>	Locate building equipment within the building envelop if feasible to avoid excessive protrusions on the roof.	Protrusions appear to be kept to a minimum except for the proposed installation of solar panels.
Section 2.10. <u>Solar Panels</u>	Proposed solar panels shall be incorporate into the overall project.	Solar panels are proposed and included in the planset.
Section 2.11. <u>Visibility in Certain Activities</u>	NA	NA
<b>Landscaping/Lighting</b>		
Section 3.1. <u>Tree and Plant List</u>	Tree and plants shall be approved from the approved Tree and Plant List	Complies
Section 3.2.-3.3. <u>Canopy Trees, Parking, Truck Areas</u>	Canopy trees are required in parking areas and on the perimeter of truck areas.	Complies
Section 3.4. <u>Landscape Buffer – Parking, Loading and Storage Areas</u>	5-foot landscape strip required between off-street car and truck parking, loading and storage areas and adjacent streets.	Complies
Section 3.5. <u>Landscape Buffer - Buildings</u>	5-foot landscape buffer is required along foundation of at least 50% of the building walls visible from the street.	Complies
Section 3.6. <u>Screening Trees on Sites Adjacent to Freeways.</u>	Landscape areas adjacent to a freeway shall contain trees for visual screening	Project site is not adjacent to a freeway.
Sections 3.7., 3.8., and 3.9. <u>Lighting Design</u>	Minimum illumination, design and shielding	Must comply with the requirements of the Standard Condition of Approval and the Mitigation Monitoring and Reporting Program (SCA/MMRP) and would be evaluated during the building permit process.
Signs		

Criteria	Design Standard	Analysis
<b>Site Design</b>		
Section 4.1. <u>Signs</u>	All signs must comply with the Master Sign Program for D-GI Zone as approved by the Director of City Planning	A Master Sign Program for CWS has not yet been developed.

Design of the proposed industrial building substantially complies with the Gateway Industrial District Design Standards. Site circulation and façade treatment to better articulate continuous rows of loading docks and roll up doors could be achieved pending resolution of issues discussed below.

**Issues:**

With exception of the visible concrete foundation, the metal frame building tilt up structure is adorned with metal and aluminum of varying textures and colors. The building has very little glazing which would increase the level of desired fenestration, particularly along the south facing façade. It is recommended that the applicant consider adding more windows or perhaps incorporating more prominent windows along the south façade which faces West Grand Avenue.

The front entry is more distinctive than the rest of the building. It has two floors and is a bit more visually vertical from the street. Although distinctive with adequate variation in color and materials, the front façade of the building lacks any reflective quality achieved by adding windows. The applicant is again encouraged to consider adding more windows to the front façade.

The east elevation does not appear to satisfy the Design Standard Section 2.4 which requires a system of articulation for walls over 100 feet long.

The submitted plans do not show a clear 5-foot pathway from the street and parking areas nor do the plans demonstrate adequate vehicle maneuverability in the parking and truck access areas.

**RECOMMENDATION**

Staff recommends the DRC review and comment on the proposed CWS Recycling facility project, with attention to the issues raised by staff in this report.

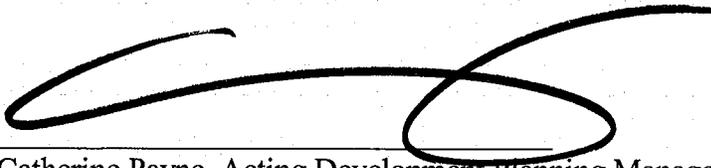
Prepared by:



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Corey Alvin, Planner IV

Reviewed by:

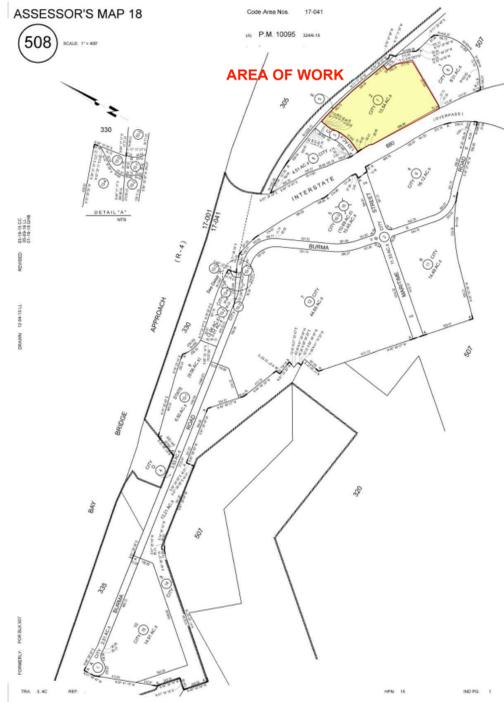


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Catherine Payne, Acting Development Planning Manager  
Bureau of Planning

**Attachment A:**

- A. Proposed North Gateway (CWS) Recycling Facility plans, dated June 17, 2019

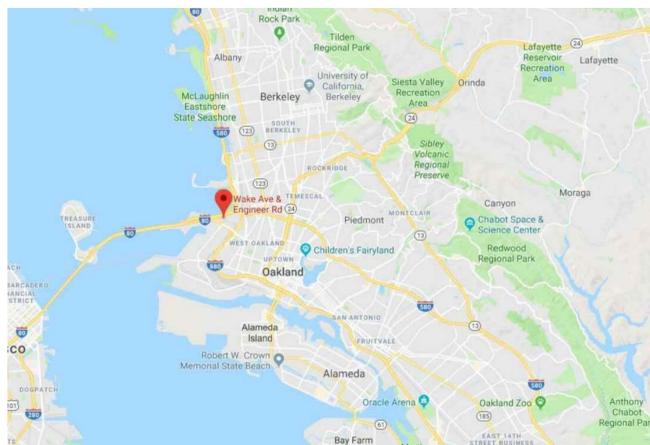


ASSESSORS PARCEL MAP



# NORTH GATEWAY RECYCLING FACILITY

VICINITY MAP



LOCATION MAP



DESIGN TEAM

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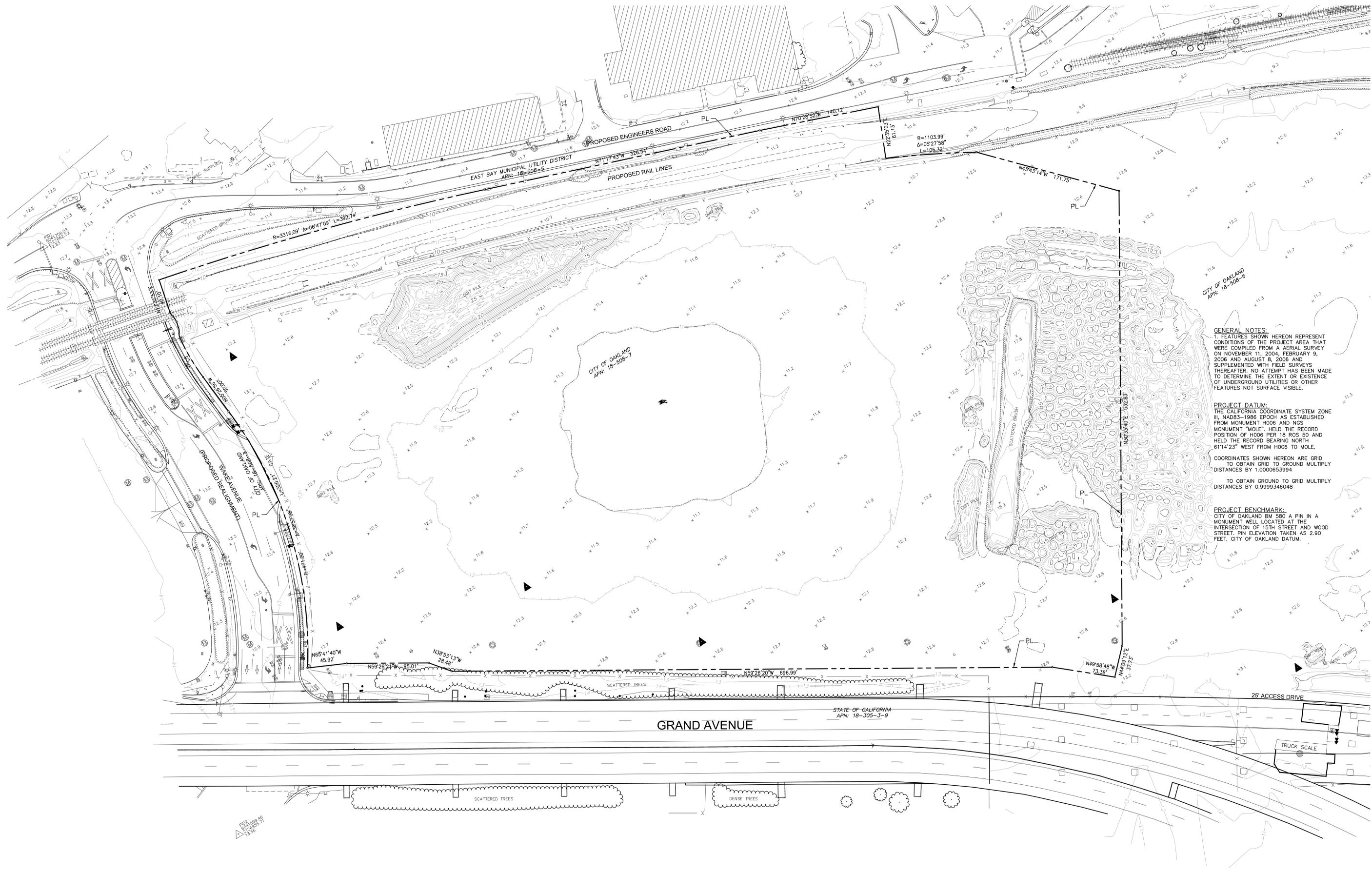
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**GENERAL NOTES:**  
 1. FEATURES SHOWN HEREON REPRESENT CONDITIONS OF THE PROJECT AREA THAT WERE COMPILED FROM AN AERIAL SURVEY ON NOVEMBER 11, 2004, FEBRUARY 9, 2006 AND AUGUST 8, 2006 AND SUPPLEMENTED WITH FIELD SURVEYS THEREAFTER. NO ATTEMPT HAS BEEN MADE TO DETERMINE THE EXTENT OR EXISTENCE OF UNDERGROUND UTILITIES OR OTHER FEATURES NOT SURFACE VISIBLE.

**PROJECT DATUM:**  
 THE CALIFORNIA COORDINATE SYSTEM ZONE III, NAD83-1986 EPOCH AS ESTABLISHED FROM MONUMENT H006 AND NGS MONUMENT "MOLE", HELD THE RECORD POSITION OF H006 PER 18 ROS 50 AND HELD THE RECORD BEARING NORTH 61°14'23" WEST FROM H006 TO MOLE.

COORDINATES SHOWN HEREON ARE GRID TO OBTAIN GRID TO GROUND MULTIPLY DISTANCES BY 1.0000653994  
 TO OBTAIN GROUND TO GRID MULTIPLY DISTANCES BY 0.9999346046

**PROJECT BENCHMARK:**  
 CITY OF OAKLAND BM 580 A PIN IN A MONUMENT WELL LOCATED AT THE INTERSECTION OF 15TH STREET AND WOOD STREET. PIN ELEVATION TAKEN AS 2.90 FEET, CITY OF OAKLAND DATUM.

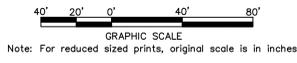
GRAND AVENUE

25' ACCESS DRIVE

TRUCK SCALE



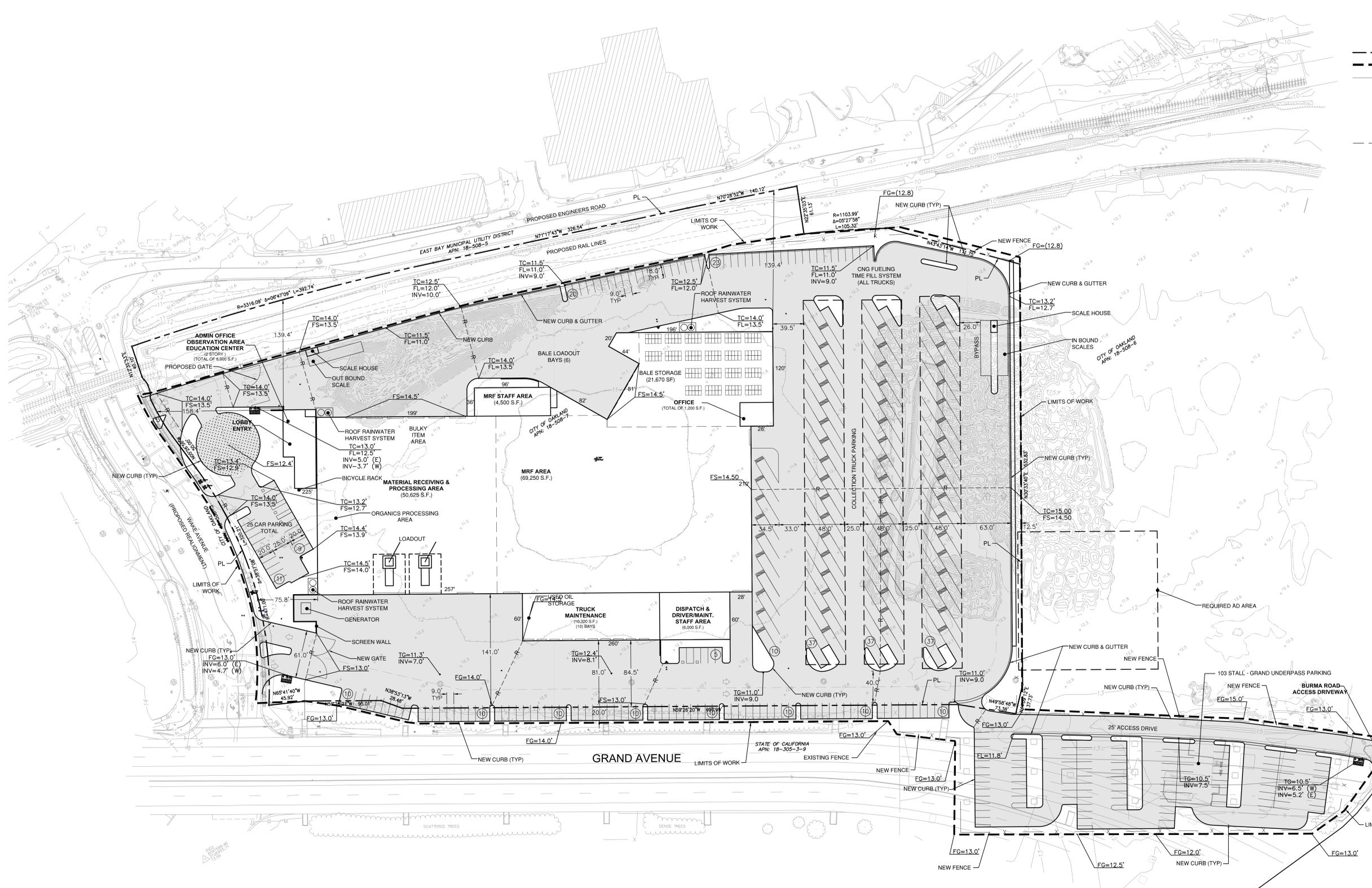
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 DATE REGISTERED CIVIL ENGINEER NO. 38832



**EXISTING TOPOGRAPHIC PLAN**  
**California Waste Solutions**  
**North Gateway Recycling Facility**  
 Oakland, California

Job No. 5490-0  
 06.17.2019  
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**C0.0**



**LEGEND**

- PROPERTY LINE
- LIMITS OF WORK
- PROPOSED FENCE LINE
- ADJACENT PARKING COUNT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED PERMEABLE PAVEMENT
- PROPOSED RIDGE LINE

**GENERAL NOTES:**  
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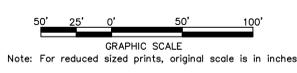
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 6/17/19  
 DATE REGISTERED CIVIL ENGINEER No. 38832



**PRELIMINARY GRADING PLAN**  
**California Waste Solutions**  
 North Gateway Recycling Facility  
 Oakland, California

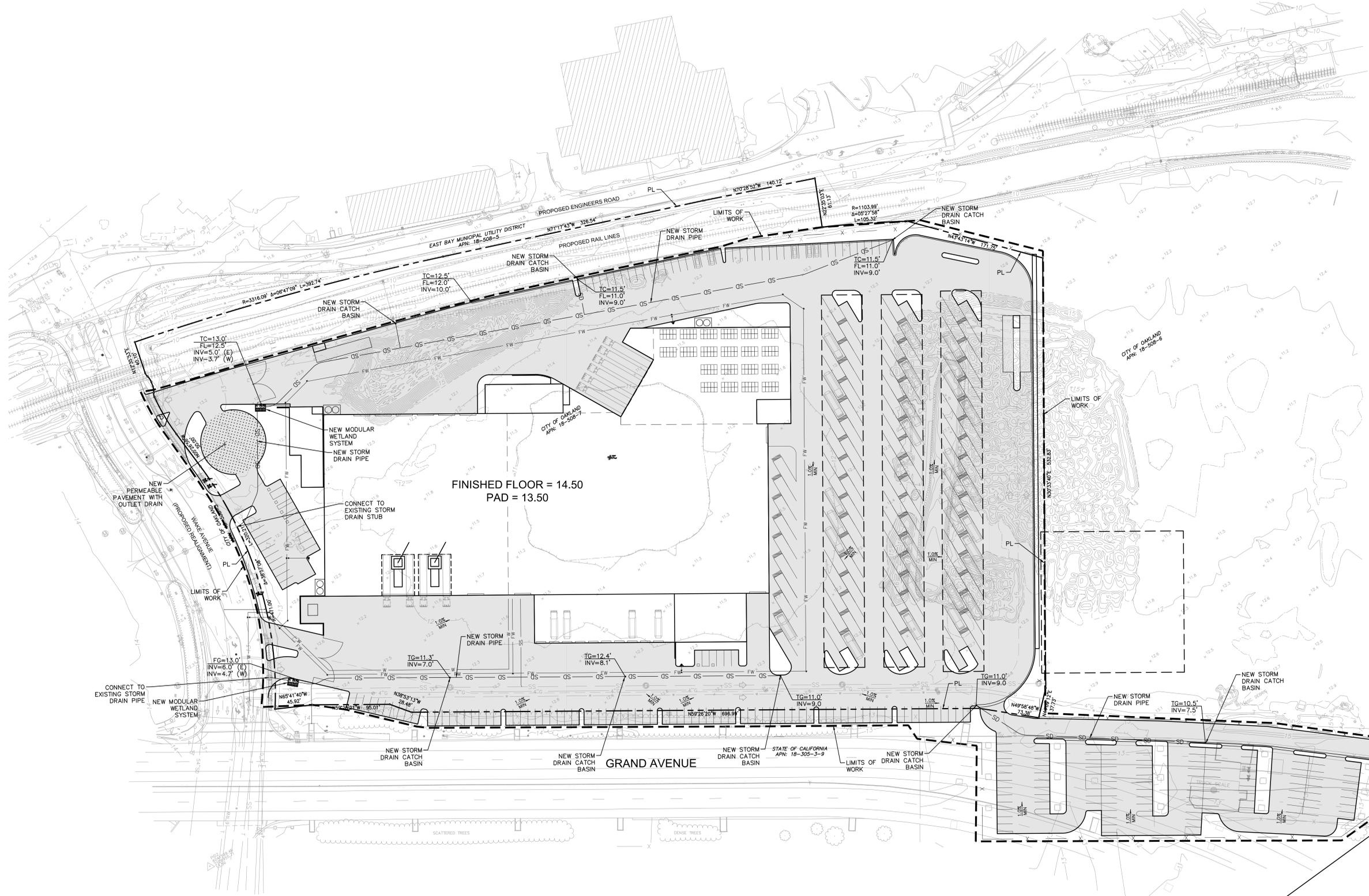
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**C1.1**

**LEGEND**

---	PROPERTY LINE
---	LIMITS OF WORK
X	FENCE LINE
SD	STORM DRAIN LINE
SS	SEWER LINE
W	WATER LINE
FW	FIRE WATER LINE



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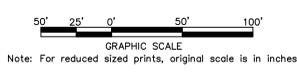
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FINISHED FLOOR = 14.50  
 PAD = 13.50

GRAND AVENUE



Engineer  
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 DATE 6/17/19 REGISTERED CIVIL ENGINEER No. 38832

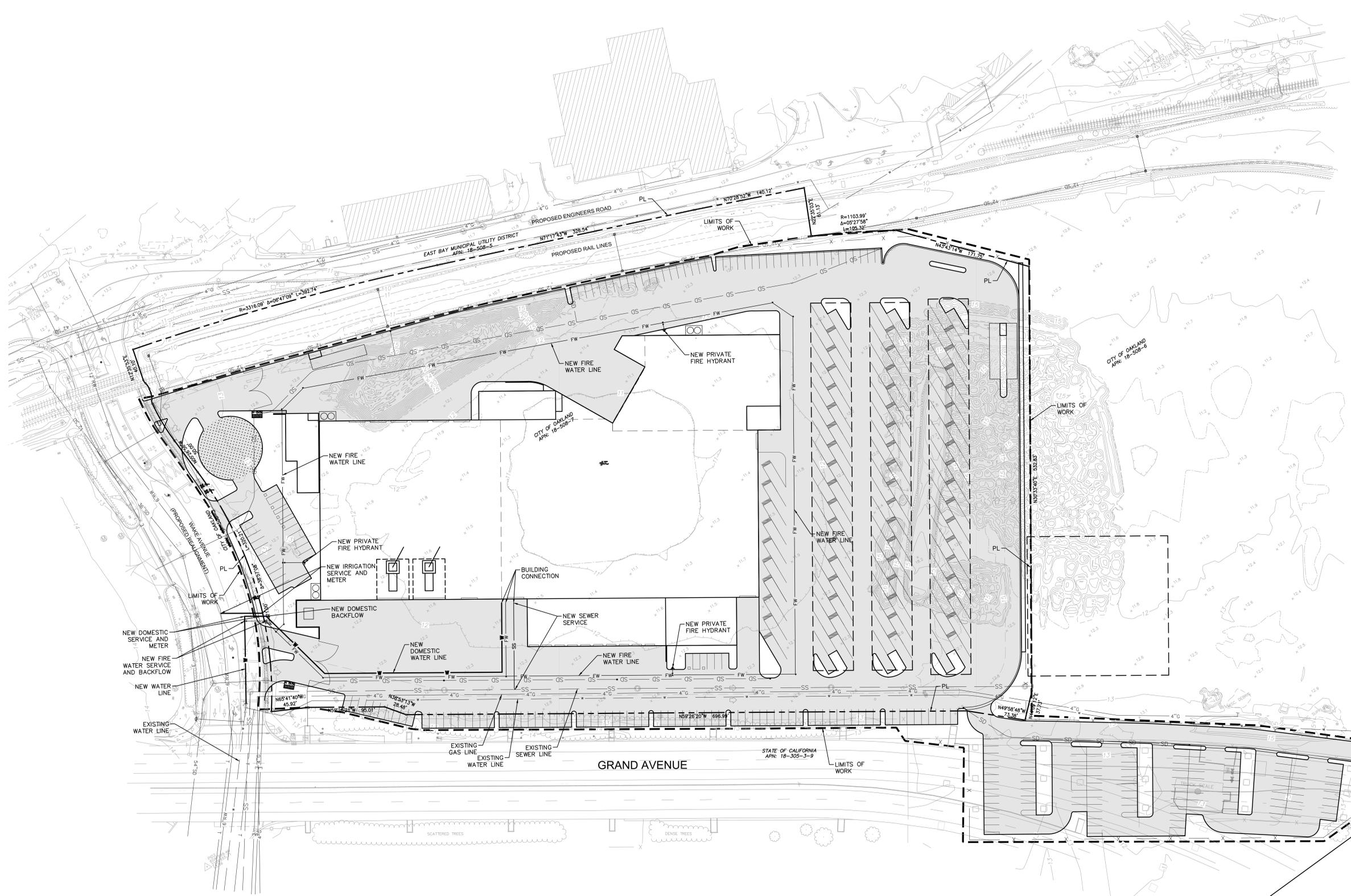


**CONCEPTUAL STORM WATER PLAN**  
**California Waste Solutions**  
 North Gateway Recycling Facility  
 Oakland, California

Job No. 5490-0  
 06.17.2019

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**C1.2**



**LEGEND**

---	PROPERTY LINE
---	LIMITS OF WORK
X	FENCE LINE
SD	STORM DRAIN LINE
SS	SEWER LINE
W	WATER LINE
FW	FIRE WATER LINE

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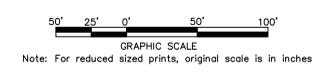
**PROJECT DATUM:**  
 THE CALIFORNIA COORDINATE SYSTEM ZONE III, NAD83-1986 EPOCH AS ESTABLISHED FROM MONUMENT H006 AND NGS MONUMENT "MOLE," HELD THE RECORD POSITION OF H006 PER 18 ROS 50 AND HELD THE RECORD BEARING NORTH 61°14'23" WEST FROM H006 TO MOLE.

COORDINATES SHOWN HEREON ARE GRID TO OBTAIN GRID TO GROUND MULTIPLY DISTANCES BY 1.0000653994  
 TO OBTAIN GROUND TO GRID MULTIPLY DISTANCES BY 0.9999346048

**PROJECT BENCHMARK:**  
 CITY OF OAKLAND BM 580 A PIN IN A MONUMENT WELL LOCATED AT THE INTERSECTION OF 15TH STREET AND WOOD STREET. PIN ELEVATION TAKEN AS 2.90 FEET, CITY OF OAKLAND DATUM.



Engineer  
**PSOMAS**  
 3 Hutton Centre Drive Suite 200  
 Santa Ana, CA 92707  
 (714) 751-7373 (714) 945-6883  
 DATE 6/17/19 REGISTERED CIVIL ENGINEER NO. 38832



**CONCEPTUAL UTILITY PLAN**  
**California Waste Solutions**  
 North Gateway Recycling Facility  
 Oakland, California

Job No. 5490-0  
 06.17.2019  
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**C1.3**

**PRELIMINARY PLANT LEGEND**

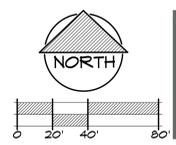
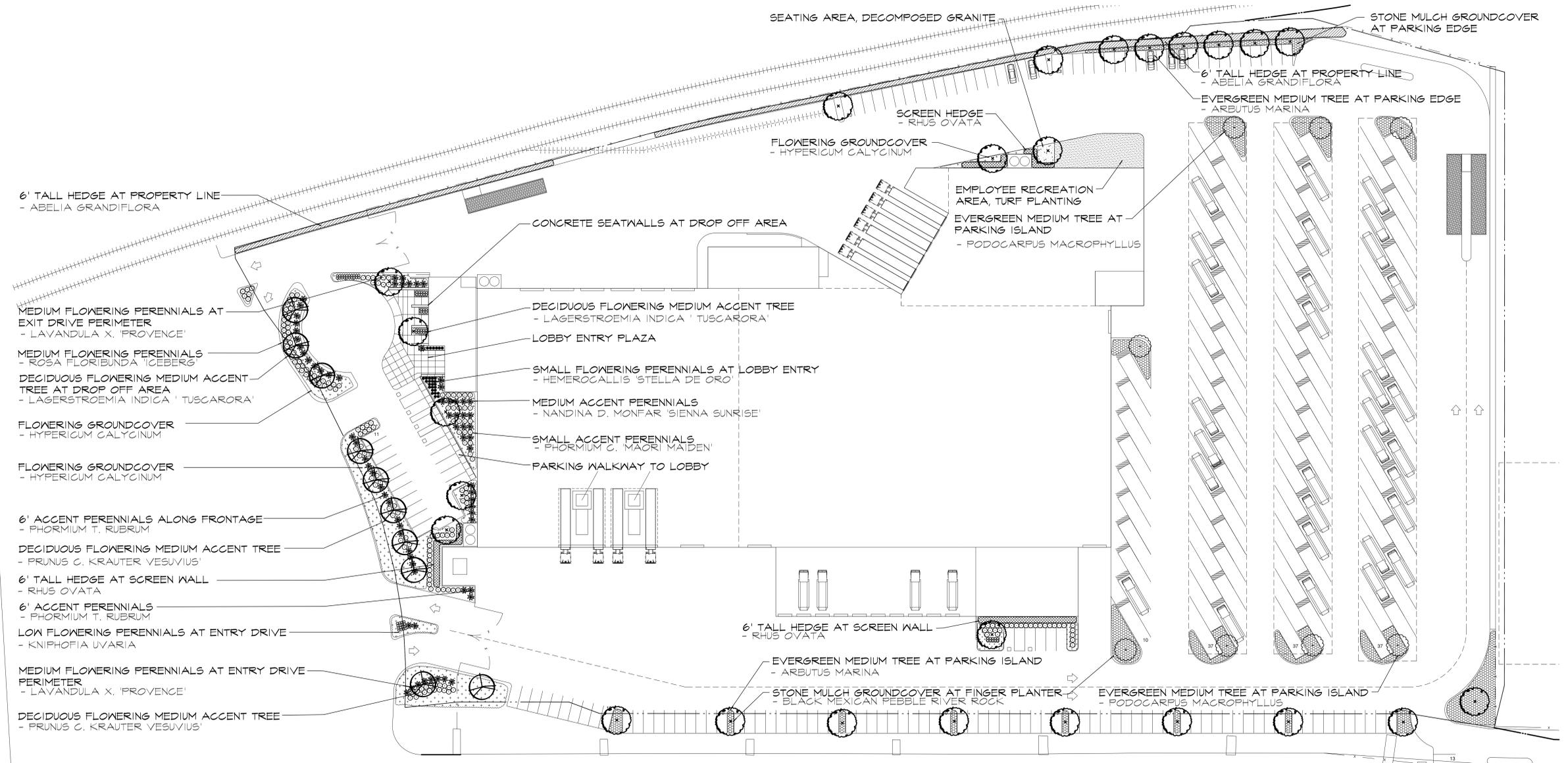
SUNSET ZONE 15

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS
<b>TREES</b>				
ARB MAR	15 GAL	ARBUTUS MARINA	'MARINA' MADRONE	
FRU CER	15 GAL	PRUNUS C. KRAUTER VESUVIUS'	PURPLE LEAF FLUM	
FOD MAC	15 GAL	PODOCARPUS MACROPHYLLUS	YEW PINE	
LAG TUS	15 GAL	LAGERSTROEMIA INDICA 'TUSCARORA'	GRAPE MYRTLE - PINK	
<b>SHRUBS</b>				
ABE GRA	5 GAL	ABELIA GRANDIFLORA	GLOSSY ABELIA	
DIE BIC	5 GAL	DIETES BICOLOR	CREAM FORTNIGHT LILY	
DIE VEG	5 GAL	DIETES VEGATA	WHITE FORTNIGHT LILY	
HEM ELI	5 GAL	HEMEROCALLIS 'ELIZABETH PURPLE'	DAYLILY - PURPLE	
HEM SDO	5 GAL	HEMEROCALLIS 'STELLA DE ORO'	DAYLILY - ORANGE	
LAV INT	5 GAL	LAVANDULA X. 'PROVENCE'	PROVENCE LAVENDER	
NAN SIE	5 GAL	NANDINA D. MONFAR 'SIENNA SUNRISE'	HEAVENLY BAMBOO	
PHO MAI	5 GAL	PHORMIUM C. 'MAORI MAIDEN'	DWARF NEW ZEALAND FLAX	
PHO QUE	5 GAL	PHORMIUM C. 'MAORI QUEEN'	DWARF NEW ZEALAND FLAX	
PHO RUB	5 GAL	PHORMIUM T. RUBRUM	NEW ZEALAND FLAX - RED	
PHO TOM	5 GAL	PHORMIUM T. 'TOM THUMB'	FLAX - TOM THUMB	
ROS ICE	5 GAL	ROSA FLORIBUNDA 'ICEBERG'	ICEBERG ROSE	
RHU OVA	5 GAL	RHUS OVATA	SUGAR BUSH	
<b>GRASSES</b>				
FES ELI	5 GAL	FESTUCA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	
FES SIS	5 GAL	FESTUCA GLAUCA 'SISKIYOU BLUE'	SISKIYOU BLUE FESCUE	
<b>GROUNDCOVERS</b>				
SOD	MEDALLION VARIETY AVAILABLE FROM PACIFIC SOD 800-692-8690			
FLATS	HYPERICUM CALYGINUM	ST. JOHNSWORT		
BARK MULCH	3" COVER, BROWN IN COLOR IN ALL PLANTERS NOT PLANTED AND FILLED IN AROUND ALL PLANTS, TYPICAL.			
ROCK MULCH	3" COVER, MEXICAN PEBBLE BLACK IN COLOR			

**MODEL WATER EFFICIENT LANDSCAPE ORDINANCE COMPLIANCE**

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE. TITLE 23 CH. 2.7 SECTION 492.3  
 I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN. TITLE 23 CH. 2.7 SECTION 492.6

*SCOTT FORNACIARI*  
 CALIFORNIA REGISTERED LANDSCAPE ARCHITECT #3980  
 6/7/19 DATE



CONCEPTUAL PLANTING PLAN  
**California Waste Solutions**  
 North Gateway Recycling Facility  
 Oakland, California



Job No. 5490-0  
 03.21.2019  
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L1.1

**SECTION B. WATER BUDGET CALCULATIONS**

**WATER EFFICIENT LANDSCAPE WORKSHEET**

This worksheet is filled out by the project applicant and is a required element of the Landscape Documentation Package.

**Section B1. Maximum Applied Water Allowance (MAWA)**

The project's Maximum Applied Water Allowance shall be calculated using this equation:

$$MAWA = (Eto) (0.62) [(0.50 \times LA) + (0.3 \times SLA)]$$

where:

- MAWA = Maximum Applied Water Allowance (gallons per year)
- Eto = Reference Evapotranspiration from Appendix A (inches per year)
- 0.50 = ET Adjustment Factor (ETAF)
- LA = Landscape Area includes Special Landscape Area (square feet)
- 0.62 = Conversion factor (to gallons per square foot)
- SLA = Portion of the landscape area identified as Special Landscape Area (square feet)
- 0.3 = the additional ET Adjustment Factor for the Special Landscape Area (1.0 - 0.7 = 0.3)

Maximum Applied Water Allowance = 336,272 gallons per year

Show calculations.

$$(32.9) (0.62) [(0.50 \times 21,440) + (0.3) \times 2,095] = 336,272$$

Reference Evapotranspiration (Eto)						
Hydrozone / Planting Description	Plant Factor (PF)	Irrigation Method (I)	Irrigation Efficiency (IE %)	ETAF (PF/IE)	Landscape Area (sq ft)	Estimated Total Water Use (ETWU) (gallons)
<b>Regular Landscape Areas</b>						
2 / Shrubs - Type 2	.5	Drip	.75	0.67	5,875	3917
3 / Shrubs Type 3	.5	Drip	.81	0.62	15,565	9608
					<b>Totals</b>	<b>13,525</b>
<b>Special Landscape Areas</b>						
1 / Turf Rec Area - Type 1				1	2,095	
					<b>Totals</b>	<b>2,095</b>
					<b>ETWU Total</b>	<b>275,877</b>
					<b>Maximum Allowed Water Allowance (MAWA) *</b>	<b>336,272</b>

**HYDROZONE / IRRIGATION TYPE LEGEND**

- TYPE 1 LAWN DRIP AREA TOTAL = 2,095 SF
- TYPE 2 PLANTER SPRAY AREA TOTAL = 5,875 SF
- TYPE 3 PLANTER DRIP AREA TOTAL = 15,565 SF

**HYDROZONE INFORMATION TABLE**

HYDROZONE TYPE	ZONE	IRRIGATION METHOD	SQUARE FOOTAGE	% OF LANDSCAPE AREA
TYPE 1	1	SUBSURFACE DRIP	2,095	8
TYPE 2	2	MULTI-STREAM ROTARY SPRAY	5,875	24
TYPE 3	3	SUBSURFACE DRIP	15,565	68
<b>TOTAL</b>			<b>23,535</b>	<b>100</b>

**MODEL WATER EFFICIENT LANDSCAPE ORDINANCE COMPLIANCE**

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE. TITLE 25 CM, 2.1 SECTION 442.9

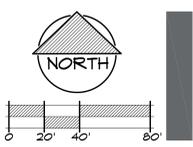
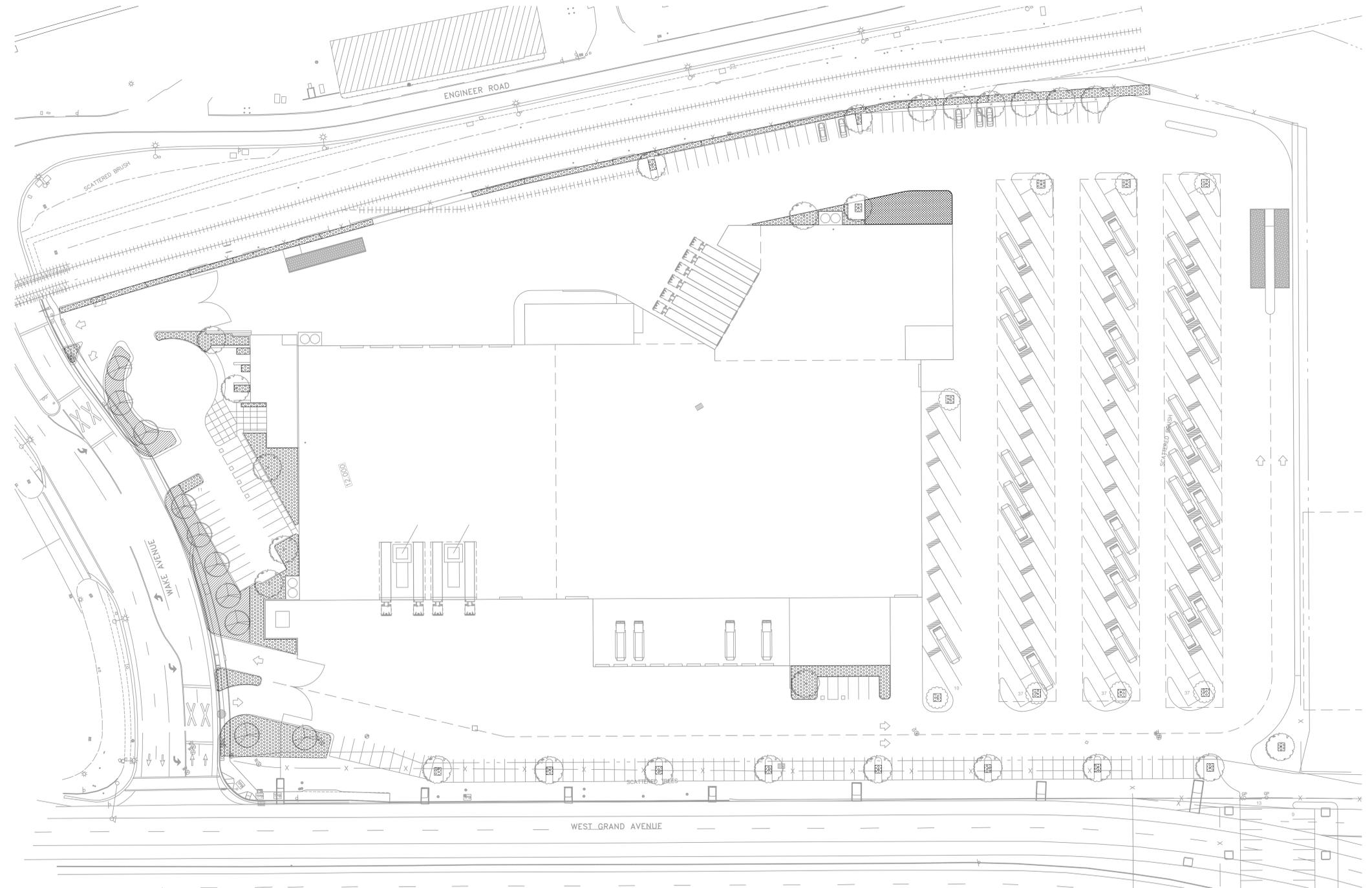
6/7/19  
SCOTT FORAN, REGISTERED LANDSCAPE ARCHITECT #9480

**SITE GRADING NOTE:**

LANDSCAPE GRADING FOR THE SITE IS SHOWN ON THE CIVIL ENGINEERING SITE IMPROVEMENT PLANS.

**SITE IRRIGATION NOTES:**

1. PROJECT SHALL HAVE A SEPARATE WATER METER. SEE CIVIL ENGINEERING PLANS.
2. PROJECT SHALL HAVE A SEPARATE REDUCED PRESSURE BACKFLOW PREVENTER FOR IRRIGATION.
3. PROJECT STATIC WATER PRESSURE AT THIS LOCATION IS ESTIMATED TO BE 75 PSI.



**HYDROZONE PLAN**  
**California Waste Solutions**  
North Gateway Recycling Facility  
Oakland, California



Job No. 5490-0  
03.21.2019  
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(WATER TREATMENT FACILITY)

ENGINEERS ROAD

CNG EQUIPMENT AREA

### CALIFORNIA WASTE SOLUTIONS SITE ANALYSIS

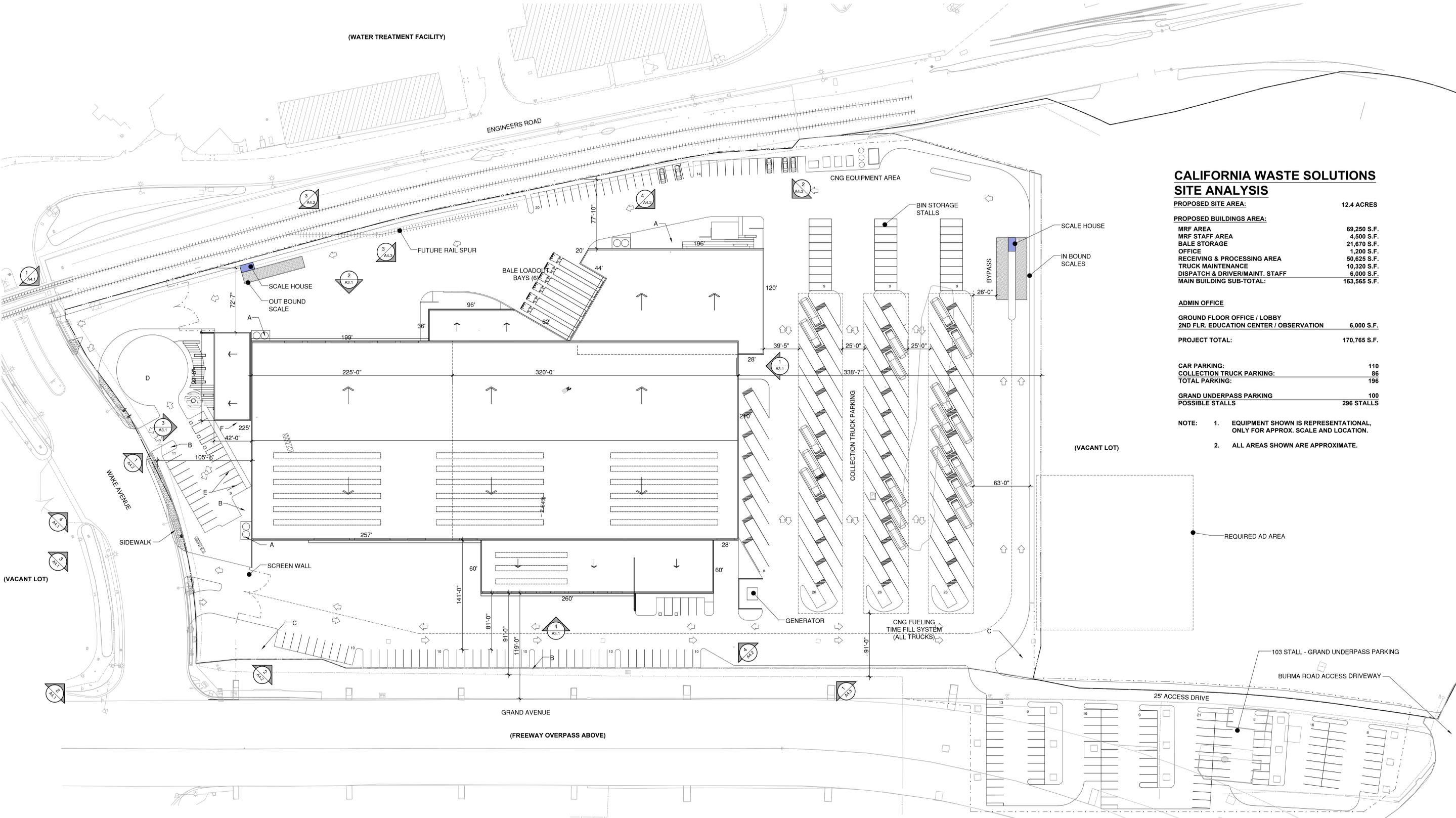
PROPOSED SITE AREA: 12.4 ACRES

PROPOSED BUILDINGS AREA:	
MRF AREA	69,250 S.F.
MRF STAFF AREA	4,500 S.F.
BALE STORAGE	21,670 S.F.
OFFICE	1,200 S.F.
RECEIVING & PROCESSING AREA	50,625 S.F.
TRUCK MAINTENANCE	10,320 S.F.
DISPATCH & DRIVER/MAINT. STAFF	6,000 S.F.
<b>MAIN BUILDING SUB-TOTAL:</b>	<b>163,565 S.F.</b>

ADMIN OFFICE	
GROUND FLOOR OFFICE / LOBBY	
2ND FLR. EDUCATION CENTER / OBSERVATION	6,000 S.F.
<b>PROJECT TOTAL:</b>	<b>170,765 S.F.</b>

CAR PARKING:	110
COLLECTION TRUCK PARKING:	86
<b>TOTAL PARKING:</b>	<b>196</b>
<b>GRAND UNDERPASS PARKING</b>	<b>100</b>
<b>POSSIBLE STALLS</b>	<b>296 STALLS</b>

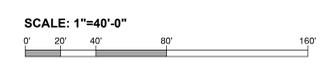
NOTE: 1. EQUIPMENT SHOWN IS REPRESENTATIONAL, ONLY FOR APPROX. SCALE AND LOCATION.  
2. ALL AREAS SHOWN ARE APPROXIMATE.



- A. ROOF RAINWATER HARVEST SYSTEM
- B. TREE WELL / PLANTER STORMWATER FILTRATION
- C. BIO-SWALE
- D. PERVIOUS PAVEMENT SURFACE
- E. ELECTRIC VEHICLE CHARGING STATION
- F. BICYCLE RACK

## CONCEPTUAL SITE PLAN

CALIFORNIA WASTE SOLUTIONS  
MATERIAL RECYCLING FACILITY  
WITH  
COLLECTION VEHICLE PARKING AND MAINTENANCE



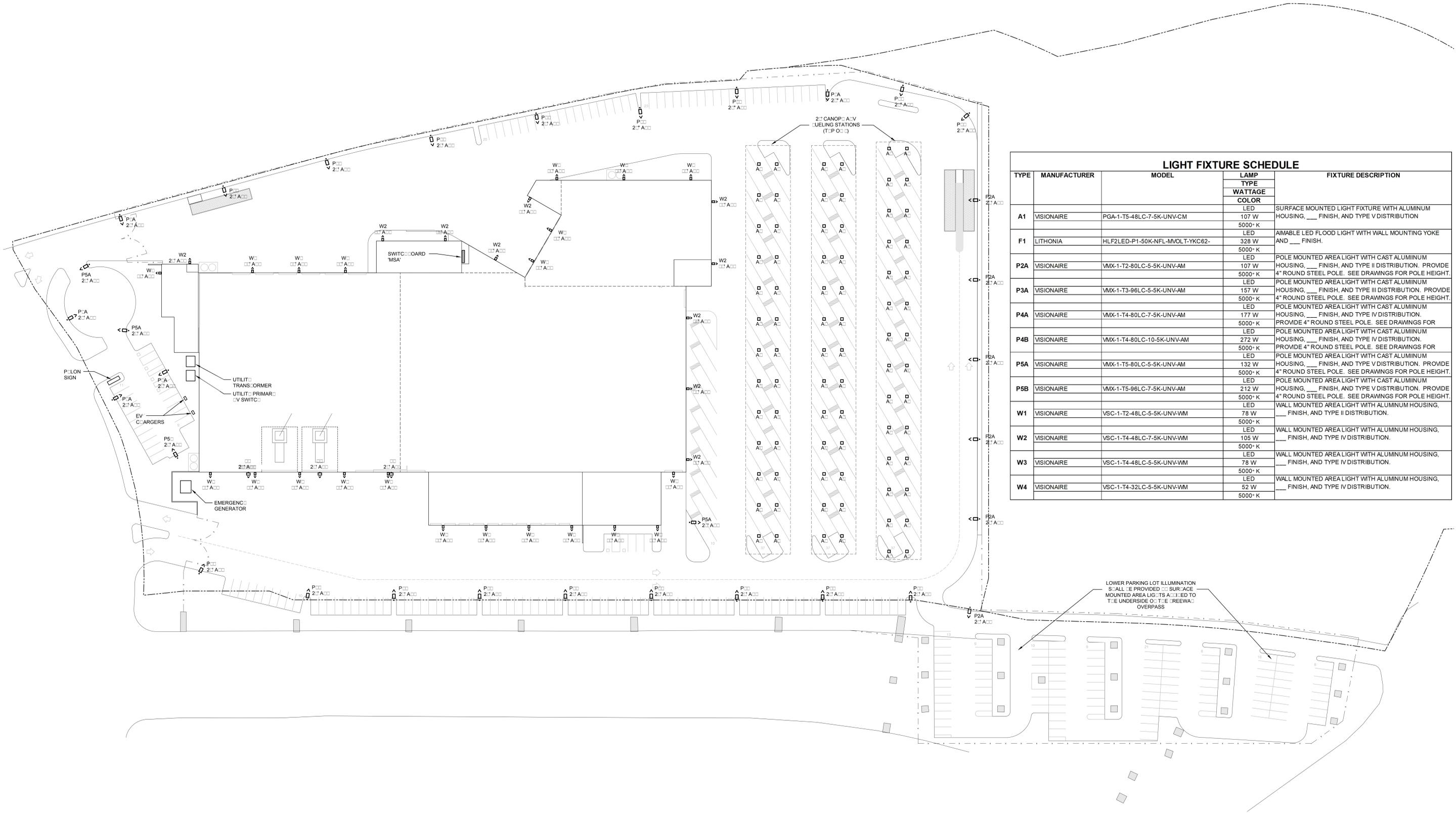
### CONCEPTUAL SITE PLAN

California Waste Solutions  
North Gateway Recycling Facility  
Oakland, California

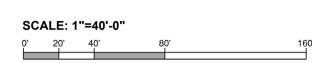
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11.05.2019

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# A1.1



LIGHT FIXTURE SCHEDULE				
TYPE	MANUFACTURER	MODEL	LAMP TYPE	FIXTURE DESCRIPTION
			WATTAGE COLOR	
A1	VISIONAIRE	PGA-1-T5-48LC-7-5K-UNV-CM	LED 107 W 5000° K	SURFACE MOUNTED LIGHT FIXTURE WITH ALUMINUM HOUSING, ___ FINISH, AND TYPE V DISTRIBUTION
F1	LITHONIA	HLF2LED-P1-50K-NFL-MVOLT-YKC62-	LED 328 W 5000° K	AIMABLE LED FLOOD LIGHT WITH WALL MOUNTING YOKE AND ___ FINISH.
P2A	VISIONAIRE	VMX-1-T2-80LC-5-5K-UNV-AM	LED 107 W 5000° K	POLE MOUNTED AREA LIGHT WITH CAST ALUMINUM HOUSING, ___ FINISH, AND TYPE II DISTRIBUTION. PROVIDE 4" ROUND STEEL POLE. SEE DRAWINGS FOR POLE HEIGHT.
P3A	VISIONAIRE	VMX-1-T3-96LC-5-5K-UNV-AM	LED 157 W 5000° K	POLE MOUNTED AREA LIGHT WITH CAST ALUMINUM HOUSING, ___ FINISH, AND TYPE III DISTRIBUTION. PROVIDE 4" ROUND STEEL POLE. SEE DRAWINGS FOR POLE HEIGHT.
P4A	VISIONAIRE	VMX-1-T4-80LC-7-5K-UNV-AM	LED 177 W 5000° K	POLE MOUNTED AREA LIGHT WITH CAST ALUMINUM HOUSING, ___ FINISH, AND TYPE IV DISTRIBUTION. PROVIDE 4" ROUND STEEL POLE. SEE DRAWINGS FOR POLE HEIGHT.
P4B	VISIONAIRE	VMX-1-T4-80LC-10-5K-UNV-AM	LED 272 W 5000° K	POLE MOUNTED AREA LIGHT WITH CAST ALUMINUM HOUSING, ___ FINISH, AND TYPE V DISTRIBUTION. PROVIDE 4" ROUND STEEL POLE. SEE DRAWINGS FOR POLE HEIGHT.
P5A	VISIONAIRE	VMX-1-T5-80LC-5-5K-UNV-AM	LED 132 W 5000° K	POLE MOUNTED AREA LIGHT WITH CAST ALUMINUM HOUSING, ___ FINISH, AND TYPE V DISTRIBUTION. PROVIDE 4" ROUND STEEL POLE. SEE DRAWINGS FOR POLE HEIGHT.
P5B	VISIONAIRE	VMX-1-T5-96LC-7-5K-UNV-AM	LED 212 W 5000° K	POLE MOUNTED AREA LIGHT WITH CAST ALUMINUM HOUSING, ___ FINISH, AND TYPE V DISTRIBUTION. PROVIDE 4" ROUND STEEL POLE. SEE DRAWINGS FOR POLE HEIGHT.
W1	VISIONAIRE	VSC-1-T2-48LC-5-5K-UNV-WM	LED 78 W 5000° K	WALL MOUNTED AREA LIGHT WITH ALUMINUM HOUSING, ___ FINISH, AND TYPE II DISTRIBUTION.
W2	VISIONAIRE	VSC-1-T4-48LC-7-5K-UNV-WM	LED 105 W 5000° K	WALL MOUNTED AREA LIGHT WITH ALUMINUM HOUSING, ___ FINISH, AND TYPE IV DISTRIBUTION.
W3	VISIONAIRE	VSC-1-T4-48LC-5-5K-UNV-WM	LED 78 W 5000° K	WALL MOUNTED AREA LIGHT WITH ALUMINUM HOUSING, ___ FINISH, AND TYPE IV DISTRIBUTION.
W4	VISIONAIRE	VSC-1-T4-32LC-5-5K-UNV-WM	LED 52 W 5000° K	WALL MOUNTED AREA LIGHT WITH ALUMINUM HOUSING, ___ FINISH, AND TYPE IV DISTRIBUTION.

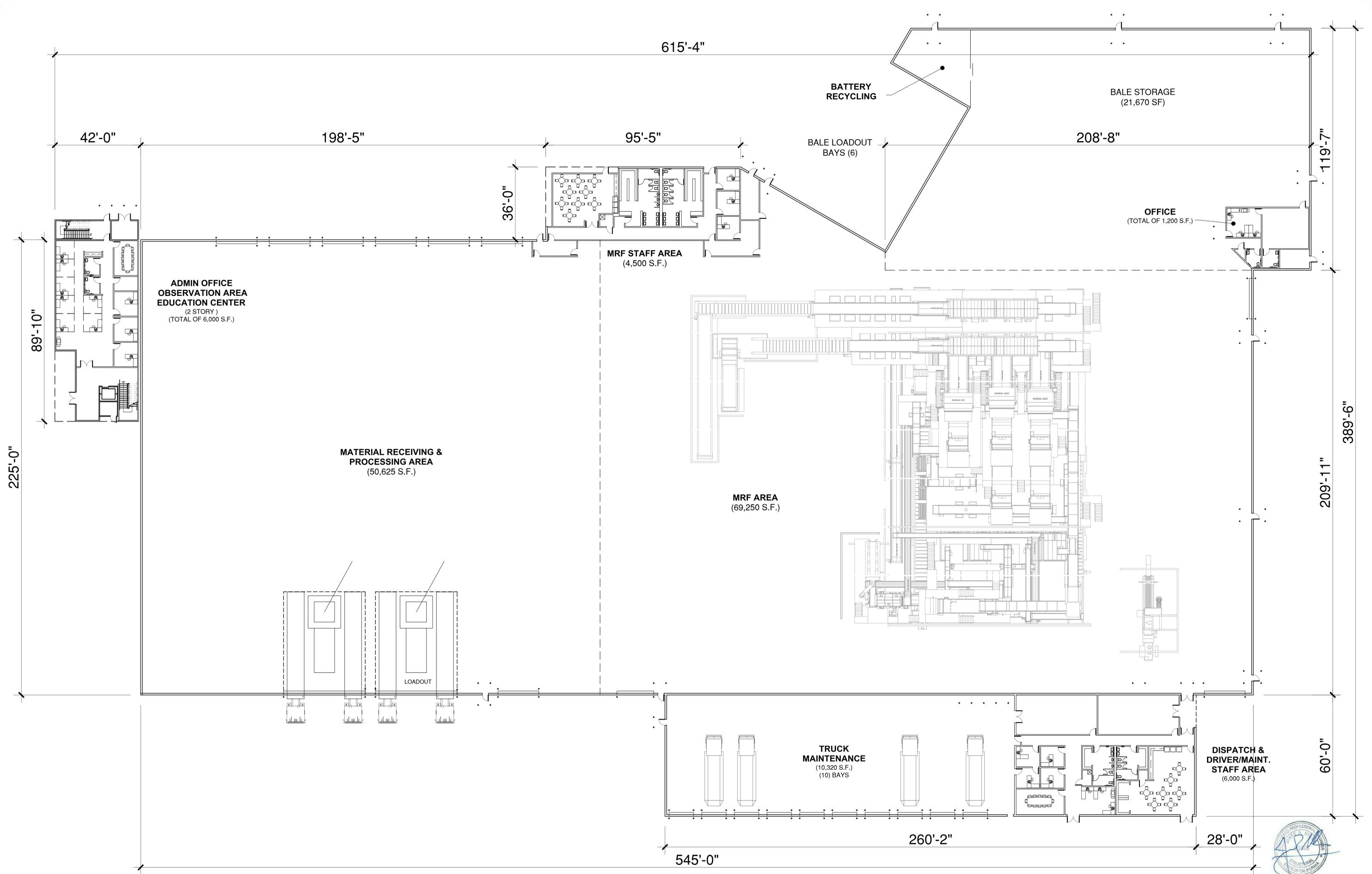


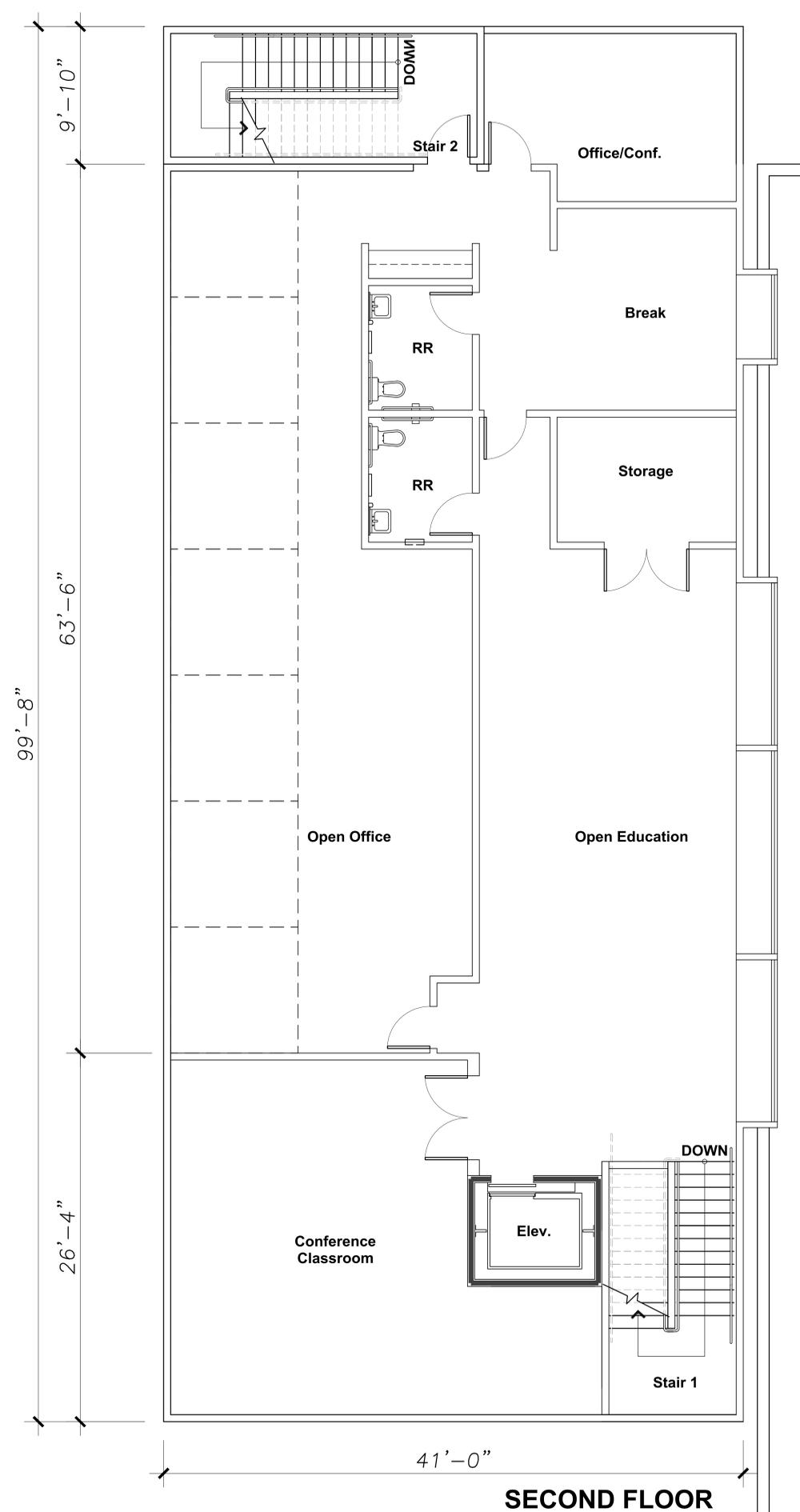
**SITE LIGHTING PLAN**  
**California Waste Solutions**  
 North Gateway Recycling Facility  
 Oakland, California

Job No. 5490-0  
 06.17.2019  
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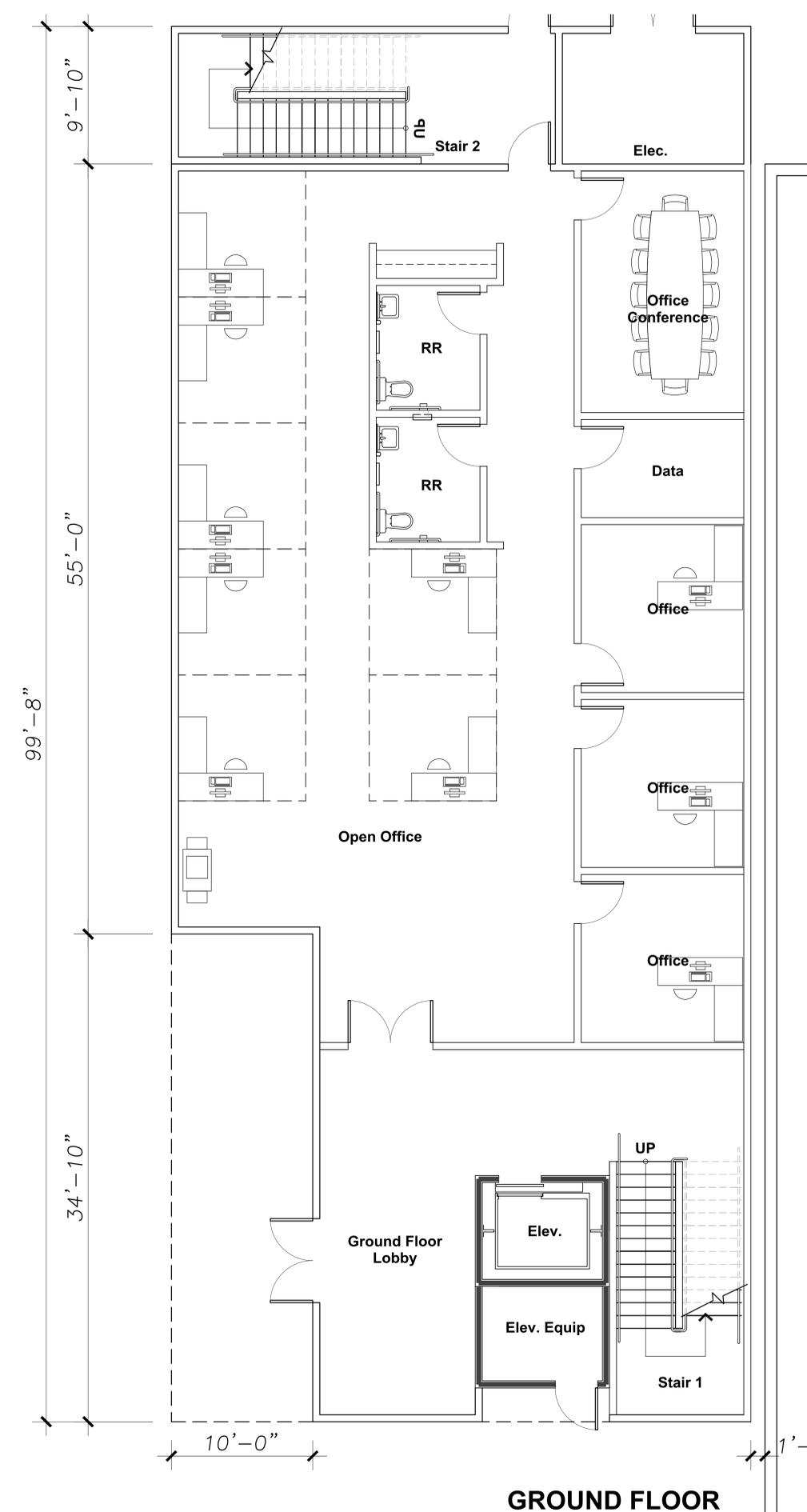
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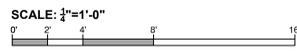


**SECOND FLOOR**



**GROUND FLOOR**

**ADMIN OFFICE  
OBSERVATION AREA  
EDUCATION CENTER**  
(2 STORY )  
(TOTAL OF 6,000 S.F.)



**ENLARGED ADMIN OFFICE PLAN**

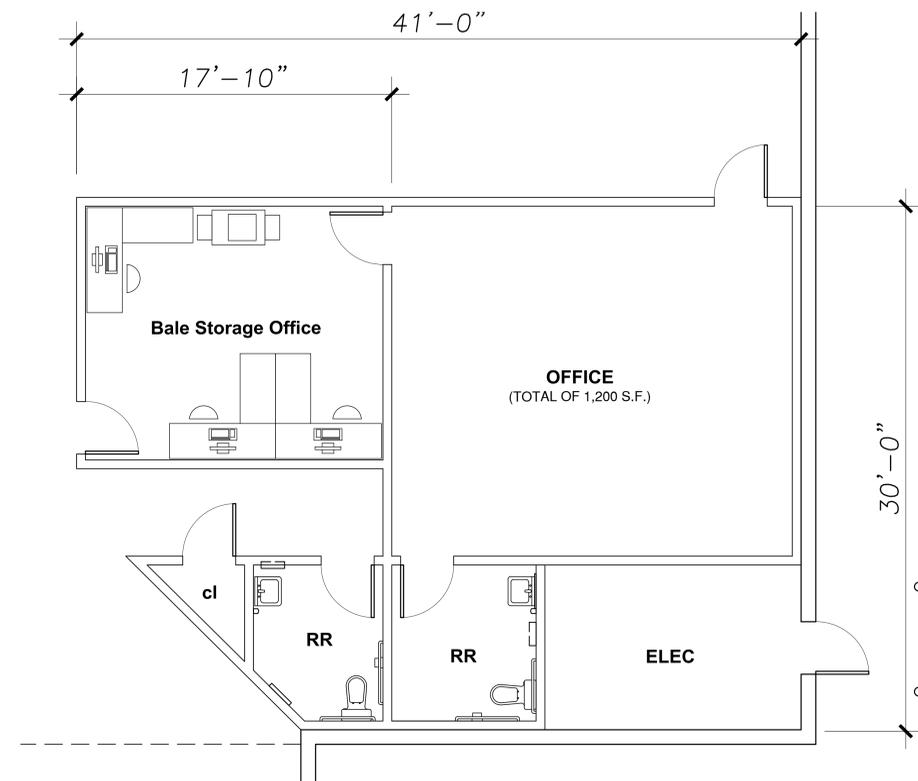
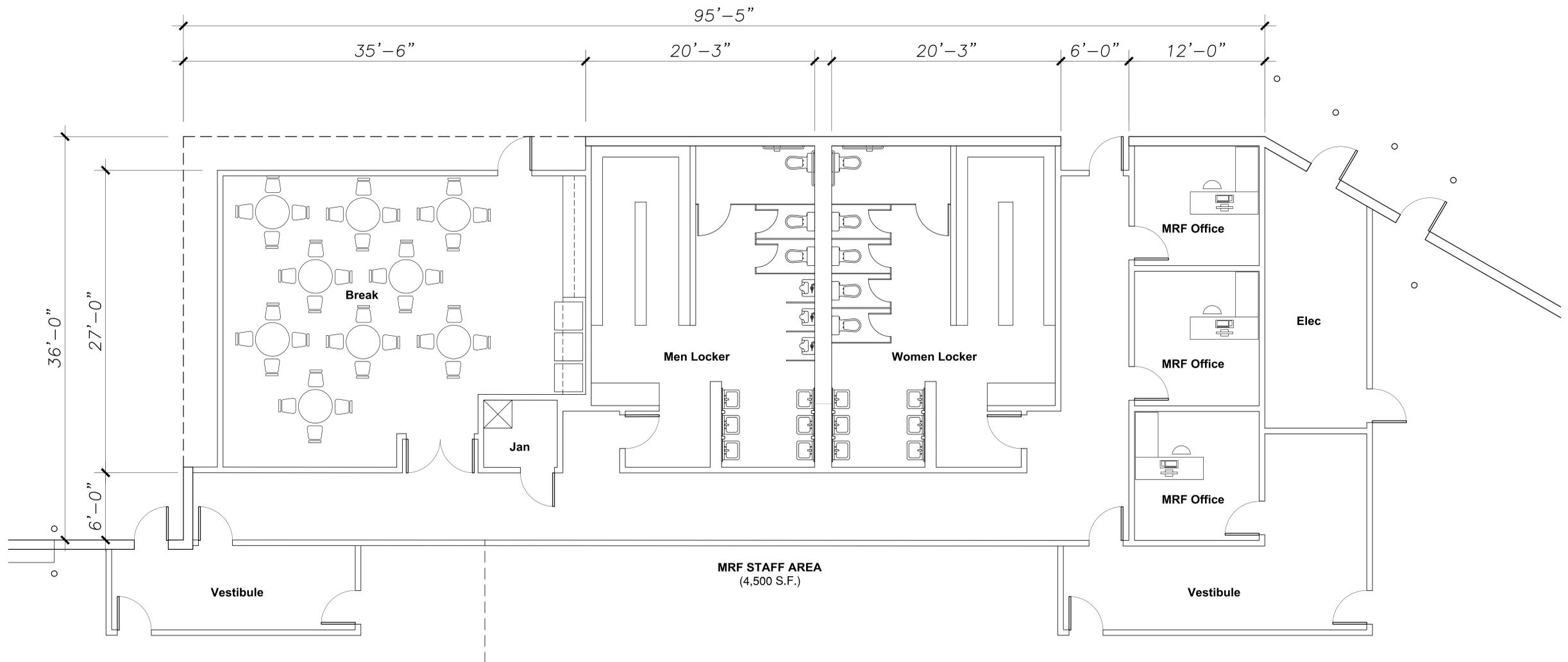
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North Gateway Recycling Facility  
Oakland, California

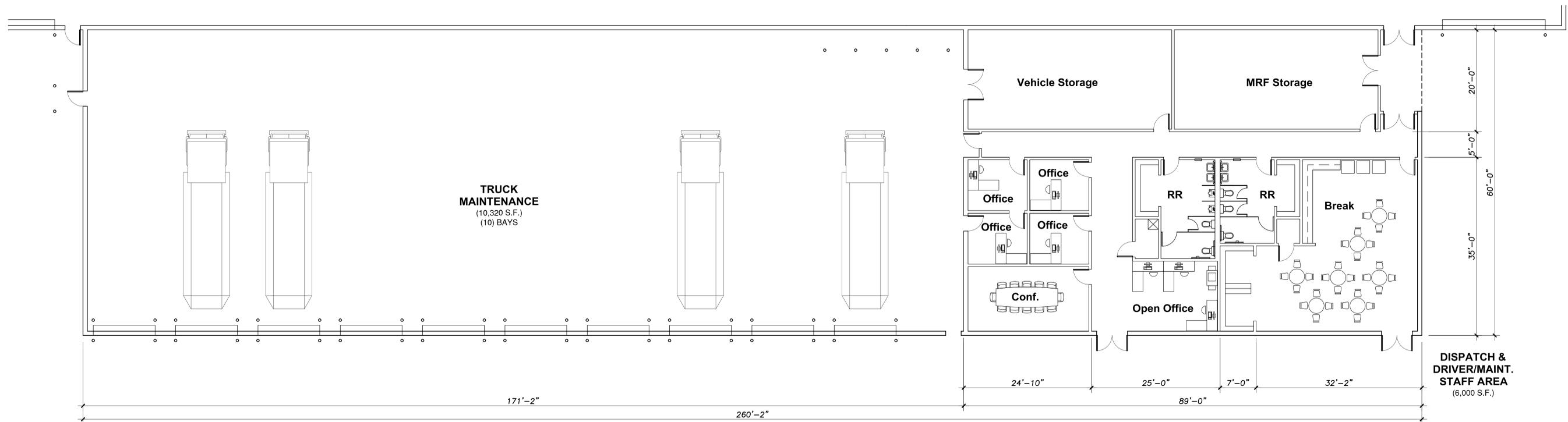
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06.17.2019  
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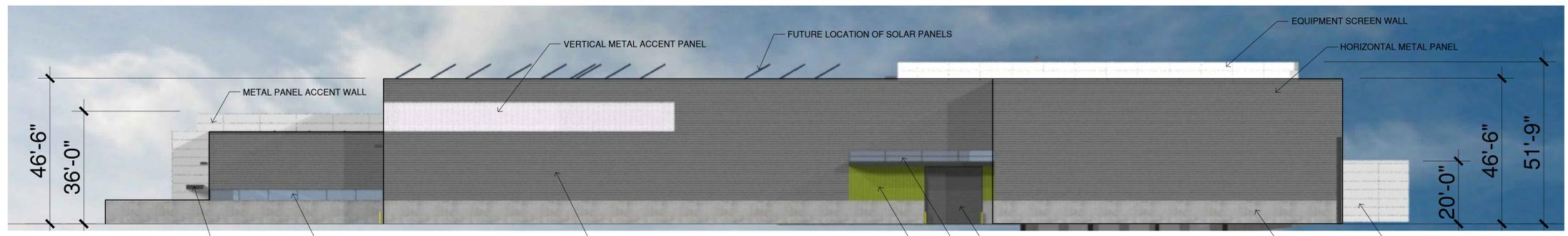


**A2.2**









**1. EAST ELEVATION**



**2. NORTH ELEVATION**



**3. WEST ELEVATION**



**4. SOUTH ELEVATION**



**EXTERIOR ELEVATIONS**  
**California Waste Solutions**  
 North Gateway Recycling Facility  
 Oakland, California

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 06.17.2019  
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**A3.1**





1. Elevated View from North West Corner of Property



2. Elevated View South West Corner of Property



3. Elevated View from Wake Road



4. View from Wake Road



1. Elevated View from Entry Drive at Wake Road



2. Elevated View from South West Entry Corner of Property



3. Elevated View from North Property Looking South



4. View from South East Corner of Building at Maintenance Shop



1. Elevated View from South East Property Looking North



2. Elevated View from North East Property Looking South



3. Elevated View from North Looking South



4. View from North Looking at Employee Outside Break Area