

Case File Number VM11-035

June 15, 2011

Location:	3131 Union Street (See map on reverse)
Assessors Parcel Numbers:	005-0461-001-00
Proposal:	To replace existing athletic field lighting with new ones.
Owner:	City of Oakland
Applicant:	Ali Schwartz (510)238-7310
Planning Permits Required:	Major Variance to allow new 60-foot tall athletic lights at a neighborhood park.
General Plan:	Urban Open Space
Zoning:	OS (NP) Open Space Zone (Neighborhood Park)
Environmental Determination:	Exempt, Section 15301, State CEQA Guidelines: minor alteration to existing facilities Section 15183, State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
Historic Status:	Potentially Designated Historic Properties; Survey Rating D2+
Service Delivery District:	1
City Council District:	3
Status:	Pending
Action to be Taken:	Decision on application based on staff report
Staff Recommendation:	Approval subject to conditions
Finality of Decision:	Appealable to City Council within 10 days
For Further Information:	Contact case planner Maurice Brenyah-Addow at (510) 238-6342 or by email at mbrenyah@oaklandnet.com .

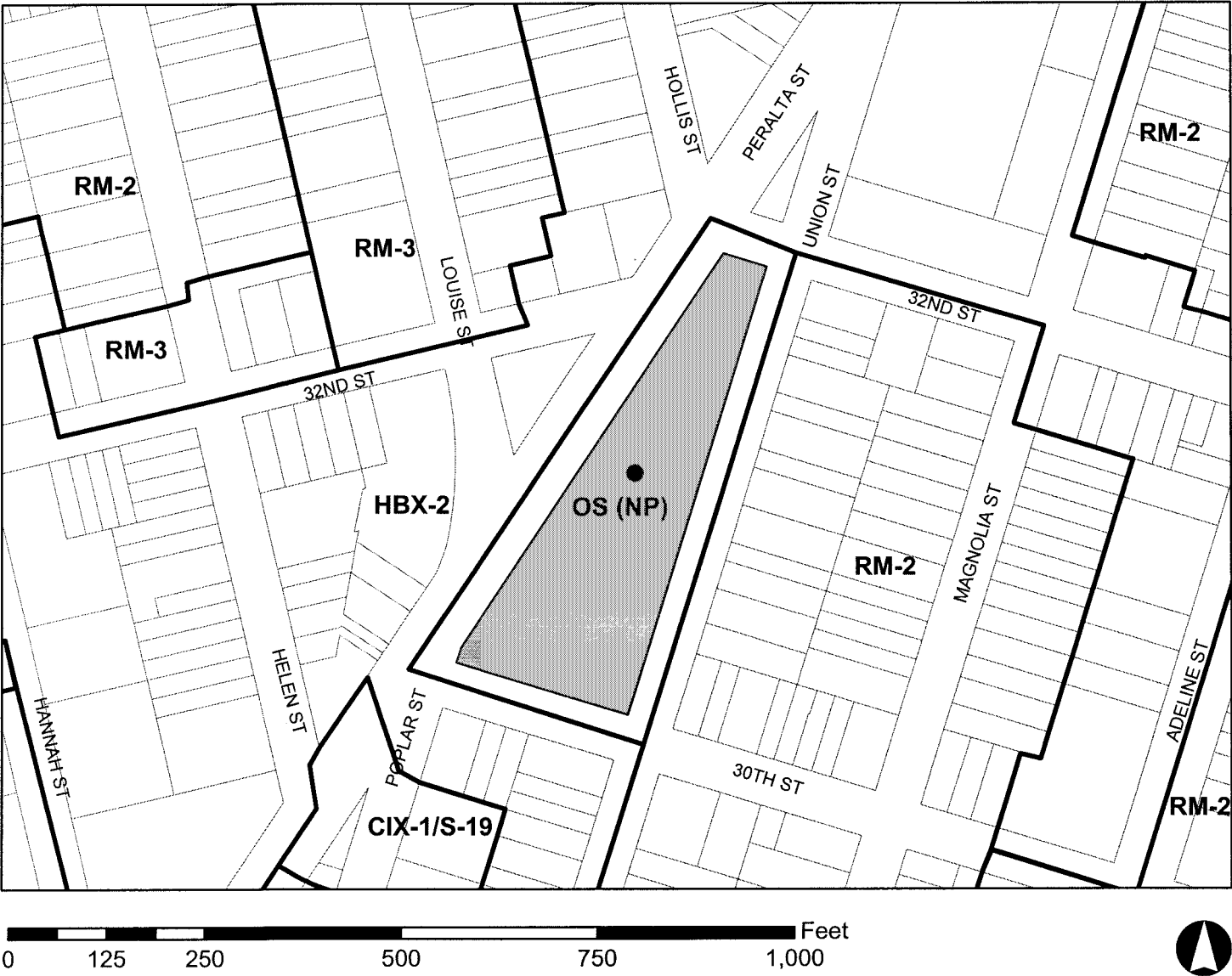
SUMMARY

The proposed project is to allow existing athletic field lighting at a neighborhood park to be upgraded with new 60-foot tall replacements. The proposal is part of the implementation of the "Leveling the Playing Field" Phase II Project funded by the Measure WW Bond funds which involves renovation of three fields in the City of Oakland that also involve new irrigation, new sod, and enhancements to other amenities as needed. The project is intended to improve the subject fields while addressing the limited team sports opportunities available to girls in the City of Oakland, by converting the fields to soft ball standards.

The Leveling the Playing Field project Phase I was implemented in 2009 and has since then renovated and converted three baseball fields namely, King Estate, Arroyo Viejo and Golden Gate fields to softball standards. Phase II of the project will similarly renovate Owen Jones, Poplar, and Central Reservoir fields. All of the fields selected are in poor shape and pose potential safety hazards due to their potholes and in some cases poor lighting.

Staff believes the proposed new taller and smarter light poles will provide better lighting for the field as well as save the City money by enabling City staff to remotely control the lighting as opposed to the current lighting that require City staff to physically go to the park to turn them on and off. Staff therefore recommends that the Planning Commission approve the Major Variance and Design Review application subject to the attached conditions.

CITY OF OAKLAND PLANNING COMMISSION



Case File: VM11-035
Applicant: City of Oakland
Address: 3131 Union Street
Zone: OS (NP)

PROPERTY DESCRIPTION

The Poplar field is located on a wedge-shaped lot bounded by Peralta, 30th, 32nd, Union, and Poplar Streets. The neighborhood is characterized by mostly residential buildings with a some commercial and civic facilities. The field has a high chain-link fence around it and has a baseball batting cage at the southwest corner. The field is bounded by a school building along the northern border and the remaining borders are surrounded by mature deciduous trees.

PDHP Status

The project site (Poplar Playground) is listed as Potential Designated Historic Properties (PDHPs) with a rating of D2+ on the Oakland Cultural Heritage Survey. This is neither considered a local historic resource, nor an historic resource for purposes of CEQA.

PROJECT DESCRIPTION

The Leveling the Playing Field Phase II project includes the renovation of three fields namely, Poplar, Central Reservoir, and Owen Jones fields and where necessary, converting the fields to softball standards. Improvements include new irrigation and drainage systems, re-sodding the outfields, refurbishing the infields and installing new lighting systems at Poplar and Owen Jones fields. While there are existing lighting systems at both Poplar and Owen Jones fields, they are both over twenty years old, in poor working condition, and do not effectively light the fields. The new lighting systems are designed to light the dark spots that currently exist on both fields while reducing the amount of light that currently spills off the fields. The new smart lighting system will also give OPR staff the ability to remotely control the lights,

GENERAL PLAN ANALYSIS

The General Plan designation of the property is Urban Park and Open Space, which is intended to identify, enhance and maintain land for parks and open space. Its purpose is to maintain an urban park, school yard, and garden system which provides open space for outdoor recreation, psychological and physical well-being, and relief from the urban environment. The project is consistent with the following policy of the General Plan.

Policy OS – 2.1: Protection of Park Open Space: Manage Oakland's urban parks to protect and enhance their open space character while accommodating a wide range of outdoor recreational activities.

The proposed upgrades at the Poplar field, including the new Athletic Field lighting will enhance the character of the field and accommodate a wider range of outdoor recreational activities including softball for women.

ZONING ANALYSIS

The subject site is zoned OS Open Space (NP – Neighborhood Park). The OS zone is intended to create, preserve, and enhance land for permanent open space to meet the active and passive recreational needs of Oakland residents and to promote park uses which are compatible with surrounding land uses and the city's natural environment. Special provisions for permitted and conditionally permitted activities in the OS zone as listed in Section 17.11.060 of the OMC is as follows:

USE/ PARK TYPE	RSP	CP	NP	AMP	PMP	LP	SU	RCA	AF
Lighting (Athletic Field)	⊙	⊙					⊙		⊙
Lighting (General)	☆	☆	☆	☆	☆	☆	☆		☆

Legend: ⊙ = Major Conditional Use Permit Required ☆ = Minor Conditional Use Permit Required;
P = Permitted

RSP (Region-Seeing Park); CP (Community Park); NP (Neighborhood Park); Active Mini-Park (AMP); Passive Mini-Park (PMP); Linear Park (LP); Special Use Park (SU); Resource Conservation Area (RCA); Athletic Field Park (AF)

As can be seen from the table above, although General Lighting is conditionally permitted in the Neighborhood Park category, Athletic Field lighting is not permitted. A major Variance is therefore required for the proposed 60-foot tall Athletic Field lighting.

ENVIRONMENTAL DETERMINATION

The project has been found to be categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) under Section 15301 of the CEQA Guidelines (minor alteration to existing facilities). On a separate and independent basis, the project is also exempt under CEQA Guidelines Section 15183, projects consistent with a community plan, general plan or zoning

KEY ISSUES AND IMPACTS

Leveling the Playing Field

The proposal is part of the implementation of the "Leveling the Playing Field" Phase II Project funded by the Measure WW Bond funds which involves renovation of three fields in the City of Oakland that also involve new irrigation, new sod, and enhancements to other amenities as needed. The project is intended to improve the subject fields while addressing the limited team sports opportunities available to girls in the City of Oakland, by converting the fields to soft ball standards.

This project is an effective vehicle to provide girls with more sports programming. Throughout the City's history, youth sports programming had primarily focused on boys, there are very

limited sport opportunities and teams that youth girls can participate in. The City of Oakland is working to change this. Oakland Parks and Recreation, local sports organizations and the local community all believe the Leveling the Playing Field Project will help start a new precedence not only for the City of Oakland but for other cities too.

More Efficient Lighting

While there area existing lighting systems at Poplar field, they are over twenty years old, in poor working condition, and do not effectively light the field. The new lighting systems are designed to light the dark spots that currently exist on both fields while reducing the amount of light that currently spills off the fields. In order for the current light to properly illuminate the field, the lights have to be angled in a manner that cause glare and spill unto adjacent properties. The taller light poles allow the field to be more effectively lighted with minimal spill to adjacent properties (See attached illustration). An illumination study prepared for the project indicates that there will be minimal light spillage onto adjacent properties. The new smart lighting system will also give OPR staff the ability to remotely control the lights.

Fiscal Impacts

There will be no fiscal impact on the Office of Parks and Recreation. The estimated construction cost is \$1,800,000. The improvements are funded by the Measure WW.

CONCLUSION

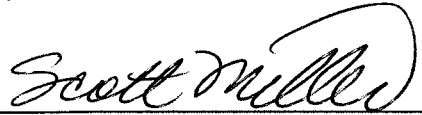
The proposal will replace existing park light poles and lighting with more efficient ones and provide better lighting for the park and surrounding properties. Staff recommends approval of the proposal subject to the attached findings and conditions.

- RECOMMENDATIONS:**
1. Affirm staff's environmental determination.
 2. Approve the Major Minor Variance and Regular Design Review application subject to the attached findings and conditions.

Prepared by:

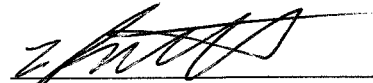

Maurice Brenyah-Addow
Planner III

Approved by:



Scott Miller
Zoning Manager

Approved for forwarding to the
City Planning Commission:



Eric Angstadt, Deputy Director
Community and Economic Development Agency

ATTACHMENTS:

- A. Project Plans**
- B. PRAC Report**

FINDINGS FOR APPROVAL

This proposal meets the required findings under Sections 17.148.050 (Variance Criteria) and 17.136.050B (Design Review Criteria) of the Oakland Planning Code. The proposal also meets the required findings under Section 3.5 of the Historic Preservation Element of the General Plan. Required findings are shown below in **bold** type; explanations as to why these findings can be made are in normal type.

SECTION 17.148.050 – VARIANCE CRITERIA

- 1. That strict compliance with the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the purposes of the zoning regulations, due to unique physical or topographic circumstances or conditions of design; or, as an alternative in the case of a minor variance, that such strict compliance would preclude an effective design solution improving livability, operational efficiency, or appearance.**

Strict compliance with Section 17.11.060 of the OMC would result in practical difficulty in lighting the neighborhood park in that it would preclude replacement and upgrading of the existing park lighting which is necessary for the usability of the park and the security of the surrounding areas. The proposed new poles and lighting fixtures will be better at controlling light pollution. The taller poles allow the light fixtures to be aimed steeper to minimize glare on and off the field. Taller poles allow direct light onto the field and reduce the amount of light that spills off the field.

- 2. That strict compliance with the regulations would deprive the applicant of privileges enjoyed by owners of similarly zoned property; or, as an alternative in the case of a minor variance, that such strict compliance would preclude an effective design solution fulfilling the basic intent of the applicable regulation.**

Strict compliance with the regulations would deprive the City of Oakland from replacing old inefficient lighting with a modern lighting design that reduces glare onto adjacent properties while illuminating the subject playing field in such a manner as other playing fields located within the OS Zone.

- 3. That the variance, if granted, will not adversely affect the character, livability, or appropriate development of abutting properties or the surrounding area, and will not be detrimental to the public welfare or contrary to adopted plans or development policy.**

The proposed new lighting will improve the functionality of the neighborhood park. It will light up the dark areas of the park and improve safety of the neighborhood by illuminating the park to discourage illegal activity that might occur under the cover of darkness.

- 4. That the variance will not constitute a grant of special privilege inconsistent with limitations imposed on similarly zoned properties or inconsistent with the purposes of the zoning regulations.**

This variance will not constitute a grant of special privilege. The Zoning regulations allow for exceptions to be made from the applicable standards where appropriate. The new lighting for the existing field will allow greater use and the lights will not cause adverse spillage to nearby residential properties.

- 5. That the elements of the proposal requiring the variance (e.g., elements such as buildings, walls, fences, driveways, garages and carports, etc.) conform to the regular design review criteria set forth in the design review procedure at Section 17.136.050.**

The proposed new lighting will be mostly screened by existing trees surrounding the park and will conform to the regular design review criteria.

- 6. For proposals involving one or two residential dwelling units on a lot: That, if the variance would relax a regulation governing maximum height, minimum yards, maximum lot coverage or building length along side lot lines, the proposal also conforms with at least one of the following criteria:**

- a. The proposal when viewed in its entirety will not adversely impact abutting residences to the side, rear, or directly across the street with respect to solar access, view blockage and privacy to a degree greater than that which would be possible if the residence were built according to the applicable regulation and, for height variances, the proposal provides detailing, articulation or other design treatments that mitigate any bulk created by the additional height; or**

N/A

- b. Over sixty (60) percent of the lots in the immediate vicinity are already developed and the proposal does not exceed the corresponding as-built condition on these lots and, for height variances, the proposal provides detailing, articulation or other design treatments that mitigate any bulk created by the additional height. The immediate context shall consist of the five closest lots on each side of the project site plus the ten closest lots on the opposite side of the street (see illustration I-4b); however, the Director of City Planning may make an alternative determination of immediate context based on specific site conditions. Such determination shall be in writing and included as part of any decision on any variance.**

N/A

Section 17.136.050 (B) NON-RESIDENTIAL DESIGN REVIEW

1. **That the proposal will help achieve or maintain a group of facilities which are well related to one another and which, when taken together, will result in a well-composed design, with consideration given to site, landscape, bulk, height, arrangement, texture, materials, colors, and appurtenances; the relation of these factors to other facilities in the vicinity; and the relation of the proposal to the total setting as seen from key points in the surrounding area. Only elements of design which have some significant relationship to outside appearance shall be considered, except as otherwise provided in Section 17.136.060;**

The proposed project involves replacement of existing light poles with new taller ones. The Poplar field is surrounded by a ring of mature trees that will serve as screening for the lights. Overall, the new lighting is expected to relate well to the surroundings.

2. **That the proposed design will be of a quality and character which harmonizes with, and serves to protect the value of, private and public investments in the area;**

The proposed new lighting together with the other proposed improvements at the neighborhood park will give the neighborhood a facelift and serve to protect the value of, private and public investments in the area.

3. **That the proposed design conforms in all significant respects with the Oakland General Plan and with any applicable design review guidelines or criteria, district plan, or development control map which have been adopted by the Planning Commission or City Council.**

The project involves upgrades to existing accessory facilities within an existing neighborhood park and therefore consistent with the Open Space General Plan and Oscar Policy OS – 2.1: Protection of Park Open Space: Manage Oakland's urban parks to protect and enhance their open space character while accommodating a wide range of outdoor recreational activities.

CONDITIONS OF APPROVAL

STANDARD CONDITIONS:

1. Approved Use

Ongoing

- a) The project shall be constructed and operated in accordance with the authorized use as described in the application materials, staff report, and the plans dated **March 4, 2011**, and as amended by the following conditions. Any additional uses or facilities other than those approved with this permit, as described in the project description and the approved plans, will require a separate application and approval. Any deviation from the approved drawings, Conditions of Approval or use shall required prior written approval from the Director of City Planning or designee.
- b) This action by the **City Planning Commission** ("this Approval") includes the approvals set forth below. This Approval includes:
 - Major Variance to allow new 60-foot tall athletic lights at a neighborhood park.

2. Effective Date, Expiration, Extensions and Extinguishment

Ongoing

Unless a different termination date is prescribed, this Approval shall expire **two years** from the approval date, unless within such period all necessary permits for construction or alteration have been issued, or the authorized activities have commenced in the case of a permit not involving construction or alteration. Upon written request and payment of appropriate fees submitted no later than the expiration date of this permit, the Director of City Planning or designee may grant a one-year extension of this date, with additional extensions subject to approval by the approving body. Expiration of any necessary building permit for this project may invalidate this Approval if the said extension period has also expired.

3. Scope of This Approval; Major and Minor Changes

Ongoing

The project is approved pursuant to the **Planning Code** only. Minor changes to approved plans may be approved administratively by the Director of City Planning or designee. Major changes to the approved plans shall be reviewed by the Director of City Planning or designee to determine whether such changes require submittal and approval of a revision to the approved project by the approving body or a new, completely independent permit.

4. Conformance with other Requirements

Prior to issuance of a demolition, grading, P-job, or other construction related permit

- a) The project applicant shall comply with all other applicable federal, state, regional and/or local laws/codes, requirements, regulations, and guidelines, including but not limited to those imposed by the City's Building Services Division, the City's Fire Marshal, and the City's Public Works Agency. Compliance with other applicable requirements may

require changes to the approved use and/or plans. These changes shall be processed in accordance with the procedures contained in Condition of Approval 3.

- b) The applicant shall submit approved building plans for project-specific needs related to fire protection to the Fire Services Division for review and approval, including, but not limited to automatic extinguishing systems, water supply improvements and hydrants, fire department access, and vegetation management for preventing fires and soil erosion.

5. Conformance to Approved Plans; Modification of Conditions or Revocation

Ongoing

- a) Site shall be kept in a blight/nuisance-free condition. Any existing blight or nuisance shall be abated within 60-90 days of approval, unless an earlier date is specified elsewhere.
- b) The City of Oakland reserves the right at any time during construction to require certification by a licensed professional that the as-built project conforms to all applicable zoning requirements, including but not limited to approved maximum heights and minimum setbacks. Failure to construct the project in accordance with approved plans may result in remedial reconstruction, permit revocation, permit modification, stop work, permit suspension or other corrective action.
- c) Violation of any term, **Conditions** or project description relating to the Approvals is unlawful, prohibited, and a violation of the Oakland Municipal Code. The City of Oakland reserves the right to initiate civil and/or criminal enforcement and/or abatement proceedings, or after notice and public hearing, to revoke the Approvals or alter these **Conditions** if it is found that there is violation of any of the **Conditions** or the provisions of the Planning Code or Municipal Code, or the project operates as or causes a public nuisance. This provision is not intended to, nor does it, limit in any manner whatsoever the ability of the City to take appropriate enforcement actions. The project applicant shall be responsible for paying fees in accordance with the City's Master Fee Schedule for inspections conducted by the City or a City-designated third-party to investigate alleged violations of the Conditions of Approval.

6. Signed Copy of the Conditions

With submittal of a demolition, grading, and building permit

A copy of the approval letter and **Conditions** shall be signed by the property owner, notarized, and submitted with each set of permit plans to the appropriate City agency for this project.

7. Indemnification

Ongoing

- a) To the maximum extent permitted by law, the applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Oakland, the Oakland City Council, the City of Oakland Redevelopment Agency, the Oakland City Planning Commission and its respective agents, officers, and employees (hereafter collectively called City) from any liability, damages, claim, judgment, loss (direct or indirect) action, causes of action, or proceeding (including legal costs, attorneys' fees, expert witness or consultant fees, City Attorney or staff time, expenses or costs) (collectively called

“Action”) against the City to attack, set aside, void or annul, (1) an approval by the City relating to a development-related application or subdivision or (2) implementation of an approved development-related project. The City may elect, in its sole discretion, to participate in the defense of said Action and the applicant shall reimburse the City for its reasonable legal costs and attorneys’ fees.

- b) Within ten (10) calendar days of the filing of any Action as specified in subsection A above, the applicant shall execute a Letter Agreement with the City, acceptable to the Office of the City Attorney, which memorializes the above obligations. These obligations and the Letter of Agreement shall survive termination, extinguishment or invalidation of the approval. Failure to timely execute the Letter Agreement does not relieve the applicant of any of the obligations contained in this condition or other requirements or conditions of approval that may be imposed by the City.

8. Compliance with Conditions of Approval

Ongoing

The project applicant shall be responsible for compliance with the recommendations in any submitted and approved technical report and all the Conditions of Approval set forth below at its sole cost and expense, and subject to review and approval of the City of Oakland.

9. Severability

Ongoing

Approval of the project would not have been granted but for the applicability and validity of each and every one of the specified conditions, and if one or more of such conditions is found to be invalid by a court of competent jurisdiction this Approval would not have been granted without requiring other valid conditions consistent with achieving the same purpose and intent of such Approval.

10. Job Site Plans

Ongoing throughout demolition, grading, and/or construction

At least one (1) copy of the stamped approved plans, along with the Approval Letter and Conditions of Approval, shall be available for review at the job site at all times.

11. Dust Control

Prior to issuance of a demolition, grading or building permit

During construction, the project applicant shall require the construction contractor to implement the following measures required as part of Bay Area Air Quality Management District’s (BAAQMD) basic and enhanced dust control procedures required for construction sites. These include:

- a) Water all active construction areas at least twice daily. Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever possible.

- b) Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer).
- c) Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.
- d) Sweep daily (with water sweepers using reclaimed water if possible) all paved access roads, parking areas and staging areas at construction sites.
- e) Sweep streets (with water sweepers using reclaimed water if possible) at the end of each day if visible soil material is carried onto adjacent paved roads.
- f) Limit the amount of the disturbed area at any one time, where feasible.
- g) Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 mph.
- h) Pave all roadways, driveways, sidewalks, etc. as soon as feasible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
- i) Replant vegetation in disturbed areas as quickly as feasible.
- j) Enclose, cover, water twice daily or apply (non-toxic) soil stabilizers to exposed stockpiles (dirt, sand, etc.).
- k) Limit traffic speeds on unpaved roads to 15 miles per hour.
- l) Clean off the tires or tracks of all trucks and equipment leaving any unpaved construction areas.

12. Construction Emissions

Prior to issuance of a demolition, grading or building permit

To minimize construction equipment emissions during construction, the project applicant shall require the construction contractor to:

- a) Demonstrate compliance with Bay Area Air Quality Management District (BAAQMD) Regulation 2, Rule 1 (General Requirements) for all portable construction equipment subject to that rule. BAAQMD Regulation 2, Rule 1 provides the issuance of authorities to construct and permits to operate certain types of portable equipment used for construction purposes (e.g., gasoline or diesel-powered engines used in conjunction with power generation, pumps, compressors, and cranes) unless such equipment complies with all applicable requirements of the "CAPCOA" Portable Equipment Registration Rule" or with all applicable requirements of the Statewide Portable Equipment Registration Program. This exemption is provided in BAAQMD Rule 2-1-105.
- b) Perform low- NOx tune-ups on all diesel-powered construction equipment greater than 50 horsepower (no more than 30 days prior to the start of use of that equipment). Periodic tune-ups (every 90 days) shall be performed for such equipment used continuously during the construction period.

13. Days/Hours of Construction Operation

Ongoing throughout demolition, grading, and/or construction

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

- a) Construction activities are limited to between 7:00 AM and 7:00 PM Monday through Friday, except that pile driving and/or other extreme noise generating activities greater than 90 dBA shall be limited to between 8:00 a.m. and 4:00 p.m. Monday through Friday.
- b) Any construction activity proposed to occur outside of the standard hours of 7:00 am to 7:00 pm Monday through Friday 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.
- c) Construction activity shall not occur on Saturdays, with the following possible exceptions:
 - i. Prior to the building being enclosed, requests for Saturday construction 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. Such construction activities shall only be allowed on Saturdays with the prior written authorization of the Building Services Division.
 - ii. After the building is enclosed, requests for Saturday construction activities shall only be allowed on Saturdays with the prior written authorization of the Building Services Division, and only then within the interior of the building with the doors and windows closed.
- d) No extreme noise generating activities (greater than 90 dBA) shall be allowed on Saturdays, with no exceptions.
- e) No construction activity shall take place on Sundays or Federal holidays.
- f) 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.
- g) Applicant shall use temporary power poles instead of generators where feasible.

14. Noise Control

Ongoing throughout demolition, grading, and/or construction

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.

15. Noise Complaint Procedures

Ongoing throughout demolition, grading, and/or construction

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; and
- 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.

16. Operational Noise-General

Ongoing.

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.

17. Construction Traffic and Parking

Prior to the issuance of a demolition, grading or building permit

The project applicant 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 and other nearby projects that could be simultaneously under construction. The project applicant shall develop a construction management plan for review and approval by the 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 property owners 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.

18. Erosion and Sedimentation Control

Ongoing throughout demolition grading, and/or construction activities

The project applicant shall implement Best Management Practices (BMPs) to reduce erosion, sedimentation, and water quality impacts during construction to the maximum extent practicable. Plans demonstrating the Best Management Practices shall be submitted for review and approval by the Planning and Zoning Division and the Building Services Division. At a minimum, the project applicant shall provide filter materials deemed acceptable to the City at nearby catch basins to prevent any debris and dirt from flowing into the City's storm drain system and creeks.

19. Hazards Best Management Practices

Prior to commencement of demolition, grading, or construction

The project applicant and construction contractor shall ensure that construction of 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 UST's, 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, 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.

20. Waste Reduction and Recycling

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.

Prior to issuance of demolition, grading, or building permit

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 www.oaklandpw.com/Page39.aspx or in the Green Building Resource Center. After approval of the plan, the project applicant shall implement the plan.

Ongoing

The ODP will identify how the project complies with the Recycling Space Allocation Ordinance, (Chapter 17.118 of the Oakland Municipal Code), including capacity calculations, and specify the methods by which the development will meet the current diversion of solid waste generated by operation of the proposed project from landfill disposal in accordance with current City requirements. The proposed program shall be implemented and maintained for the duration of the proposed activity or facility. Changes to the plan may be re-submitted to the Environmental Services Division of the Public Works Agency for review and approval. Any incentive programs shall remain fully operational as long as residents and businesses exist at the project site.

PROJECT SPECIFIC CONDITIONS:

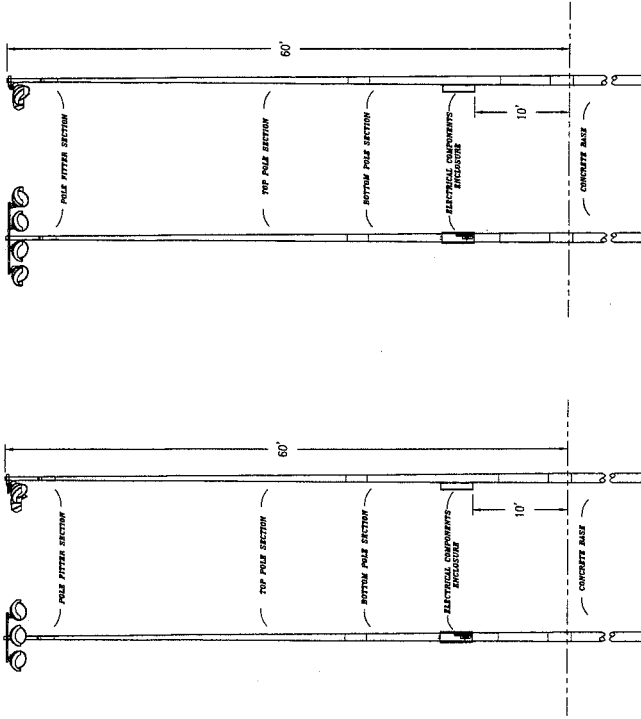
21. Lighting Plan

Prior to the issuance of an electrical or building permit

The proposed lighting fixtures shall be adequately shielded to a point below the light bulb and reflector and prevent unnecessary glare onto adjacent properties. Final specifications shall be submitted to the Planning and Zoning Division and the Electrical Services Division of the Public Works Agency for review and approval. All lighting shall be architecturally integrated into the site.

APPROVED BY:

City Planning Commission: _____ (date) _____ (vote)



Pole B1, B2, C1, C2
LSS60AA w/4 Fixtures

Poles A1 & A2
LSS60AA w/3 Fixtures

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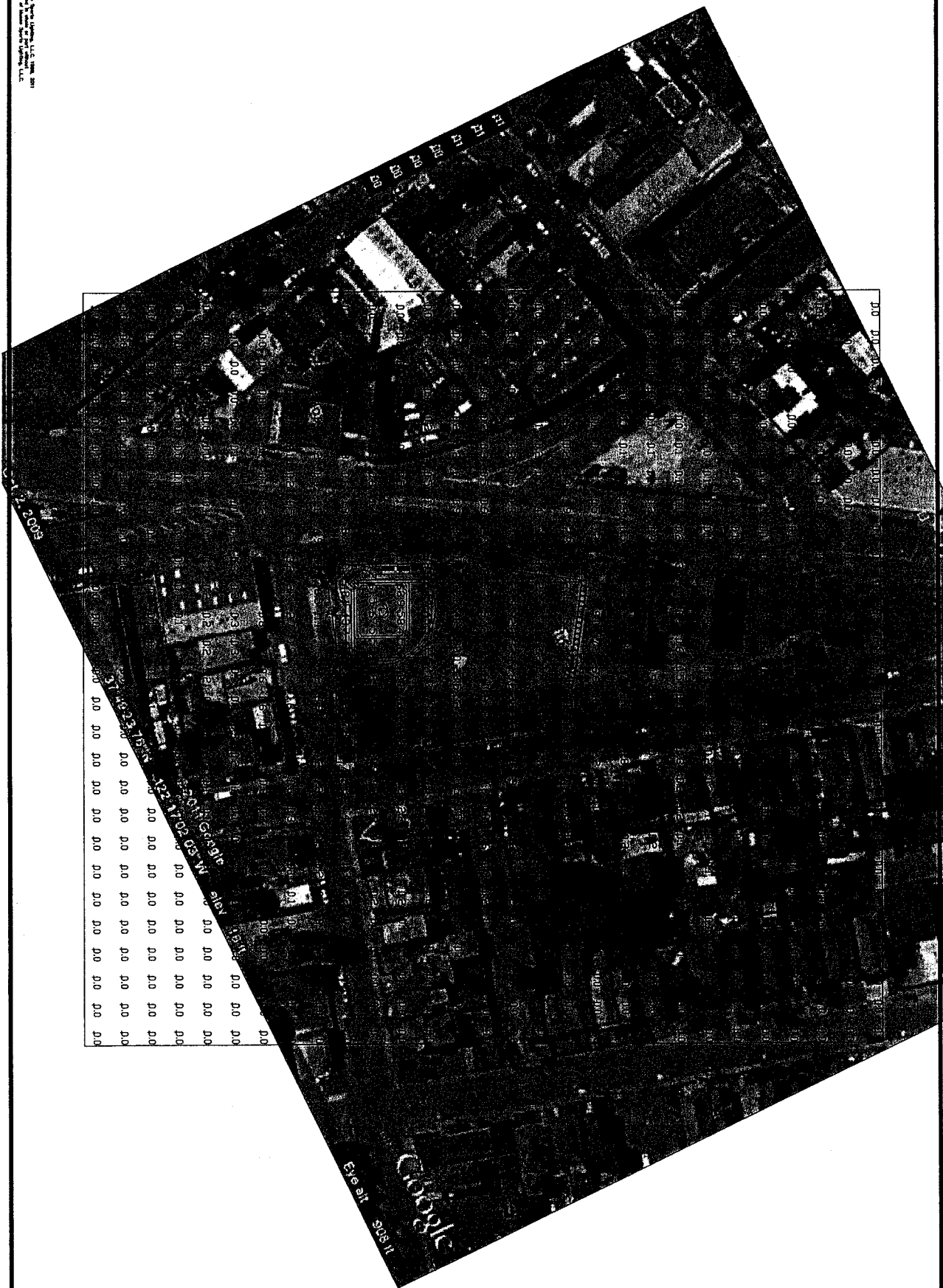
Poplar Field
Oakland, CA
Pole Config

MUSCO
Lighting
CORPORATE OFFICE:
P.O. Box 808
100 1st Avenue West
Duluth, GA 30093
800/623-6020

REVISIONS:

DATE: 3/7/11
BY: [Signature]
CHECKED BY: [Signature]

JOB NUMBER: 149749
DRAWING NO.: 149749PC
CHECKED BY: ES
REPRESENTATIVE: B. Crookham
SCALE: NTS
DATE: 3/7/11
DRAWING NUMBER: 149749PC
1 of 1 SHEETS



JOB NUMBER	149749
DRAWING BY	ES
CHECK BY	
REFERENCE NAME	B Crookham
SCALE	NIS
DATE	3/28/11
DRAWING NUMBER	149749G1
1 OF 1 SHEETS	

DATE:	BY:	R.L.	REVISIONS:

MUSCO
Lighting

CORPORATE OFFICE:
P.O. Box 808
100 1st Avenue West
Oskaloosa, Iowa 52577
800/825-6020

Poplar Field
Oakland, CA
Google Layout



January 12, 2011

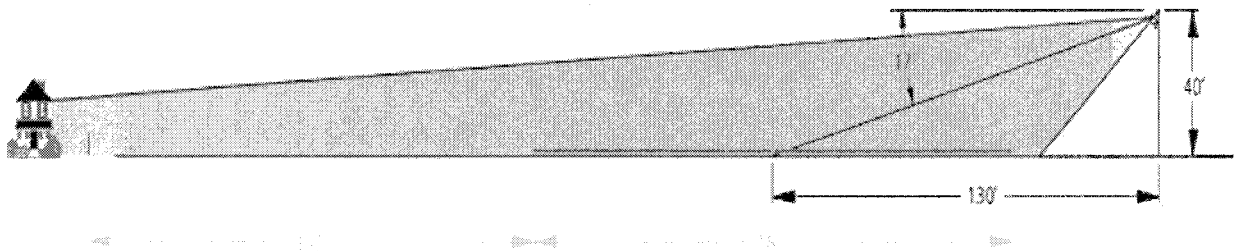
Subject: Importance of mounting heights for spill light control

To Whom It May Concern:

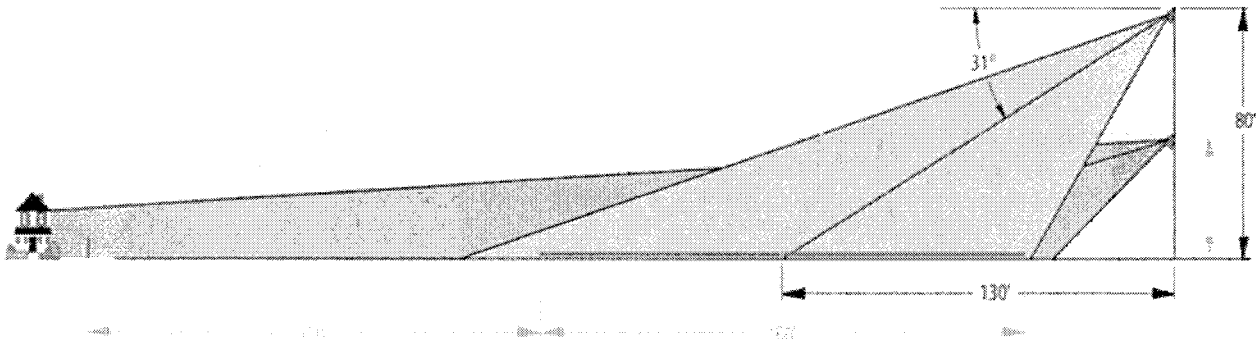
Pole heights are very important when it comes to sports lighting and spill control. We determine the required pole height based on the field size, the setback distance from the field, and what type of sport is to be played on the field. As the field size and setback distance increase, the pole height must increase as well so that the fixture is aimed steeper to minimize glare on and off of the field. Taller poles allow us to direct more light onto the field and reduce the amount of light that spills off of the field.

Below is an illustration of why taller poles create better spill light control. As the pole increases in height, the fixture aiming angles will become steeper and therefore more light is directed on to the field.

40' Poles



80' Poles



Musco has been in the Sports Lighting Industry for over 30 years. We pride ourselves on providing quality lighting systems that are custom for every location and application. We sell a high quality product and we make every effort to give our customers the most value possible. We care about safety on the field and we care about being good neighbors to properties around the field.

Regards,

Eric Svenby
Project Engineer
Musco Lighting
800-825-6025 ext 2118
eric.svenby@musco.com

Lighting . . . We Make It Happen.



GUARANTEED PERFORMANCE

ILLUMINATION SUMMARY

Blanket Grid

Poplar Field
Oakland, CA

Blanket Grid

- Grid Spacing = 30.0' x 30.0'
- Values given at 3.0' above grade

- Luminaire Type: Green Generation
- Rated Lamp Life: 5,000 hours
- Avg Lumens/Lamp: 134,000

CONSTANT ILLUMINATION
HORIZONTAL FOOTCANDLES

Entire Grid
No. of Target Points: 783
Average: 3.5
Maximum: 68
Minimum: 0
Avg/Min: 545.02
Max/Min: 10487.61
UG (Adjacent Pts): 6.22
CV: 2.96
Average Lamp Tilt Factor: 1.000
Number of Luminaires: 22
Avg KW over 5,000: 34.41
Max KW: 37.4

Guaranteed Performance: The CONSTANT ILLUMINATION described above is guaranteed for the rated life of the lamp.

Field Measurements: Averages shall be +/- 10% in accordance with IESNA RP-6-01 and CIBSE LG4. Individual measurements may vary from computer predictions.

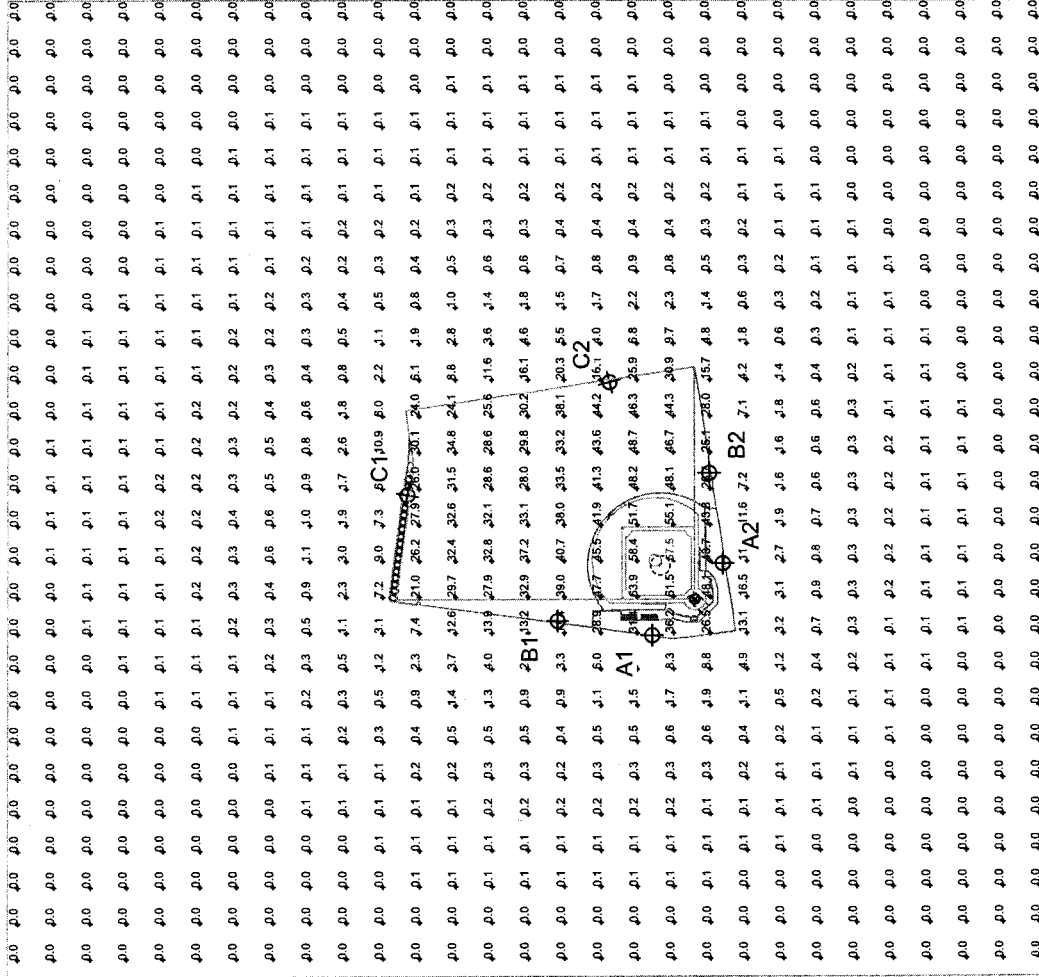
Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

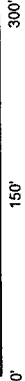
By: Eric Svenby

File #: 149749R1-blanket Date: 24-Mar-11

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SCALE IN FEET 1 : 150



Pole location(s) dimensions are relative to 0,0 reference point(s) X

No.	Date	Description

SURVEY

Date	February 18, 2011
Scale	1" = 20'-0"
Drawn	JS
Check	KK
Sheet	

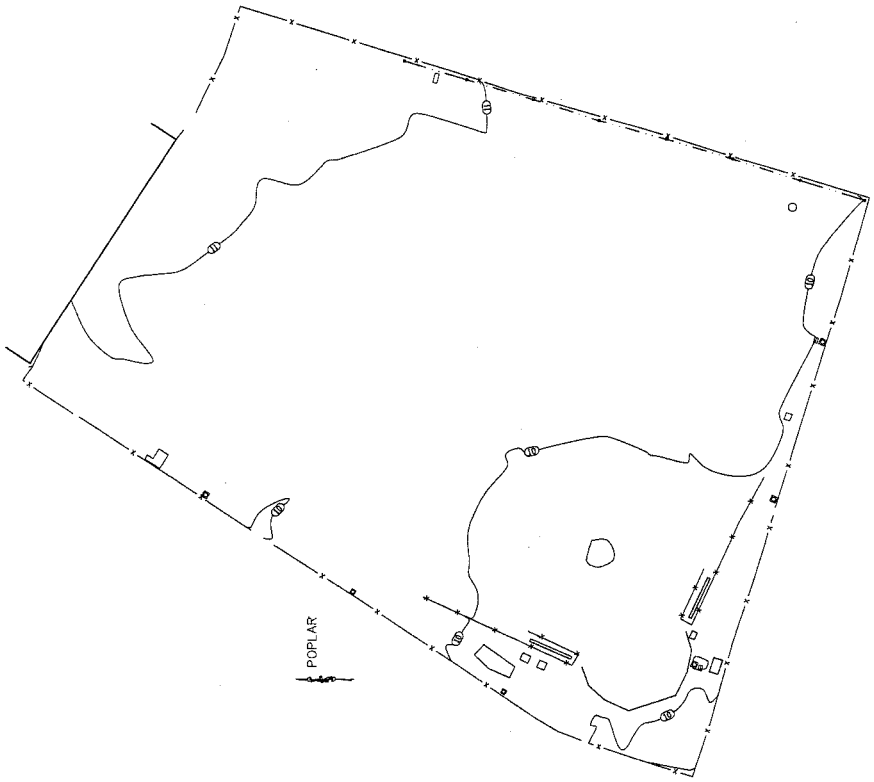
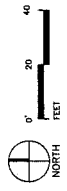
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GENERAL NOTES

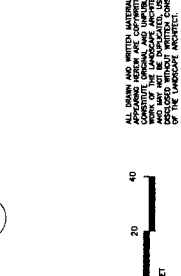
1. THIS IS A TOPOGRAPHIC SURVEY ONLY. PROPERTY LINES HAVE NOT BEEN DETERMINED AND ARE NOT SHOWN.
2. ELEVATIONS ARE BASED ON THE FLOW LINE OF THE SANITARY SEWER MANHOLE #62-002-32 WITH A FLOW LINE ELEVATION OF 3.86 FEET.
3. THE CITY OF OAKLAND OWNS THE SITE.
4. TOPOGRAPHIC SURVEY PROVIDED BY PLS SURVEYS, INC., 2220 LIVINGSTON ST. SUITE 202, OAKLAND, CALIFORNIA.



ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA SPECIFICATIONS FOR LANDSCAPE ARCHITECTURE AND THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION.



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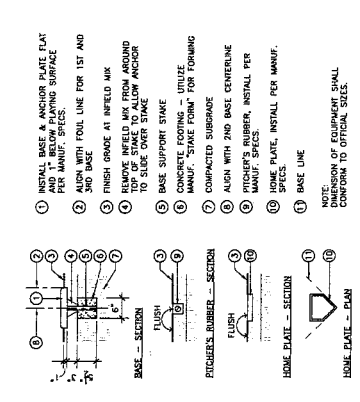
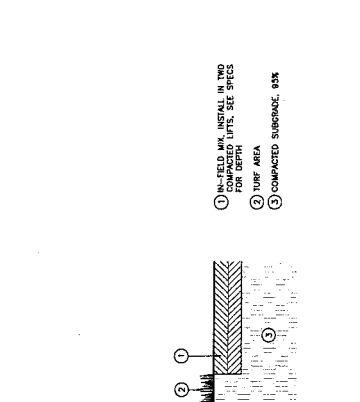
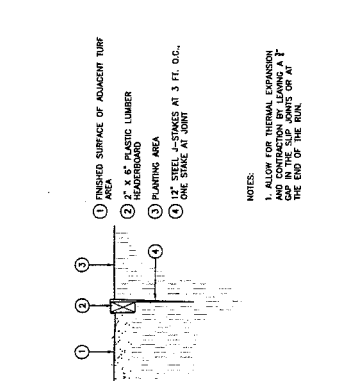
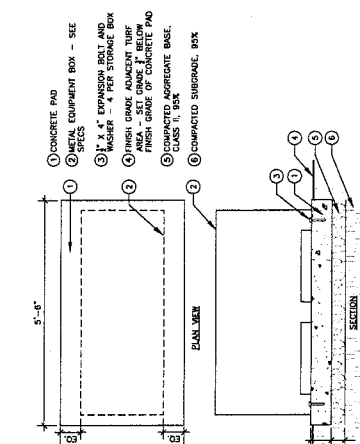
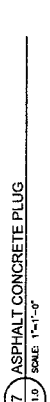
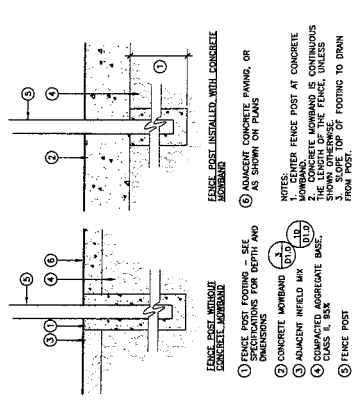
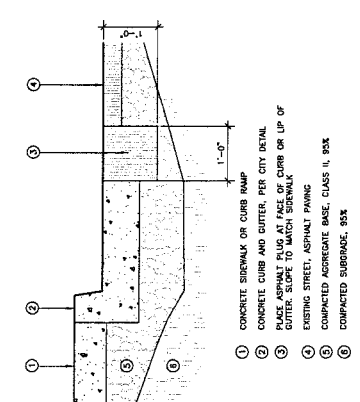
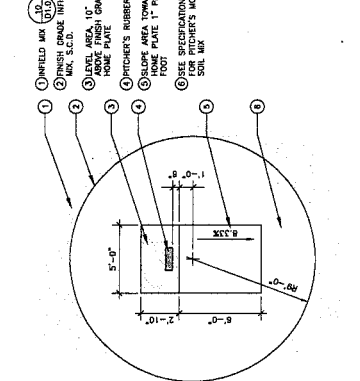
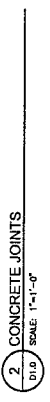
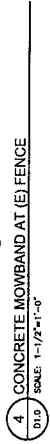
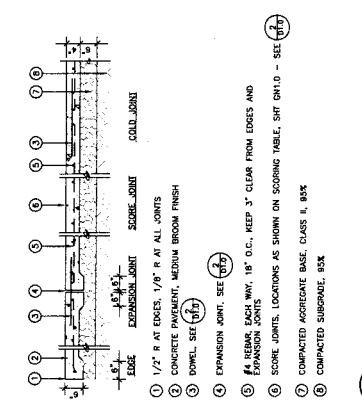
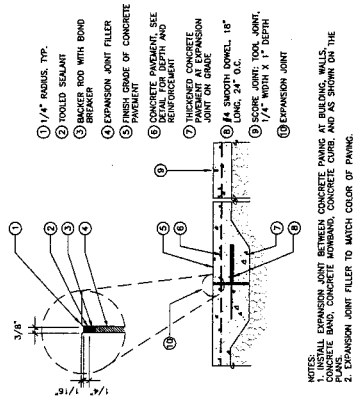
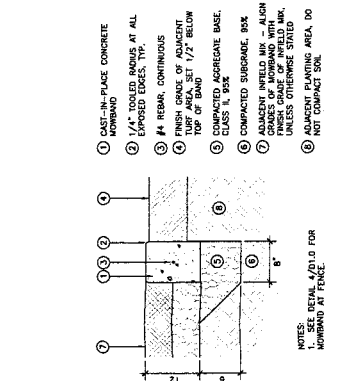
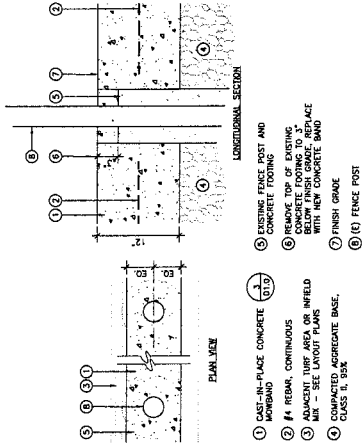
1. DIMENSIONS ARE FROM OUTSIDE FACE OF BUILDING. DIMENSIONS OF CURB OR FIELD OTHER THAN CROTTED AND WALK ARE TO BE SHOWN ON THE PLAN. DIMENSIONS OF MAJOR EQUIPMENT, WRITTEN UNDER DIMENSIONS TIME TO BE SHOWN ON THE PLAN.
2. USEERS OTHERWISE NOTED, ARE TO BE SHOWN ANGLES. ARCS WHICH APPEAR, INSET AND OUTSIDE ARE TO BE. ARE TO BE PARALLEL, AND ITEMS WHICH APPEAR, PLUMB, AND SQUARE, MOUNTED, MOUNT LINES TIME, LINE.
3. REFERS TO GRADING PLANS FOR GRADING AND DRAINAGE STRUCTURES PRIOR TO INSTALLATION OF WALKS, WALLS, AND OTHER STRUCTURES.
4. LANDSCAPE ARCHITECT TO APPROVE LAYOUT IN THE FIELD PRIOR TO CONSTRUCTION AT TIME OF FIRST SITE VISIT. LAYOUT OF SITE ELEMENTS SHOULD BE CONFIRMED IN A LAYOUT OF PLANS, LANDSCAPE ARCHITECT TO CONFIRM LAYOUT OF PLANS.
5. VERIFY THAT CONDUITS AND SLEEVES ARE PLACED PRIOR TO POURING CONCRETE PAVING.
6. LOCATE ELECTRICAL JUNCTION BOXES FOR LIGHTS IN CONCRETE PAVING PRIOR TO POURING CONCRETE. TO BE APPROVED BY THE CITY'S REPRESENTATIVE PRIOR TO POURING CONCRETE.
7. NOTES TO REMAIN: LANDSCAPE ARCHITECT AND NOTES TO REMAIN LOCATIONS WHERE PLANT, SLEEVES, AND CONDUITS ARE TO BE INSTALLED PRIOR TO POURING CONCRETE. OTHER PAVING, OR WALLS COORDINATE WITH LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT SHALL SCHEDULING OR CONDUCT. SHOULD CONFLICTS WITH REMAIN WITH CITY'S REPRESENTATIVE FOR RESOLUTION. QUANTITIES AND NOTATION OF DISCREPANCIES. VERY



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\\s01bail001\work - 11/07/2010 09:11:01 AM - 11/07/2010 11:55 AM





12 EQUIPMENT BOX ON CONCRETE PAD

HEADERBOARD
SCALE: 1-1/2"=1'-0"

1.0 IN-FIELD MIX SCALE: 1-1/2"=1'-0"

9 BASES, HOME PLATE & PITCHER'S RUBBER

4 CHAIN LINK FENCE ELECTRICAL UTILITY ENCLOSURE - OWENS JONES FIELD

CITY OF OAKLAND		DESIGN AND CONSTRUCTION SERVICES	CURB RAMP DETAILS SHEET 5 OF 8 DETECTABLE WARNINGS		PROJECT NUMBER: 15000000000000000000 DATE: 05/04/2016 TIME: 10:00 AM BY: 9-7



Stamp

SUSANNA VAN HAREN, P.E.
 1500 WATT METAL HAIR, W/ LOWER
 1500 WATT METAL HAIR, W/ LOWER
 1500 WATT METAL HAIR, W/ LOWER

LEVELLING PLAYING FIELDS
POPULAR FIELD
PHASE II
 OAKLAND, CALIFORNIA

No.	Date	Description

ELECTRICAL
SITE PLAN

Date	3.18.2011
Scale	1"=20'
Drawn	SUL
Check	SUL
Sheet	

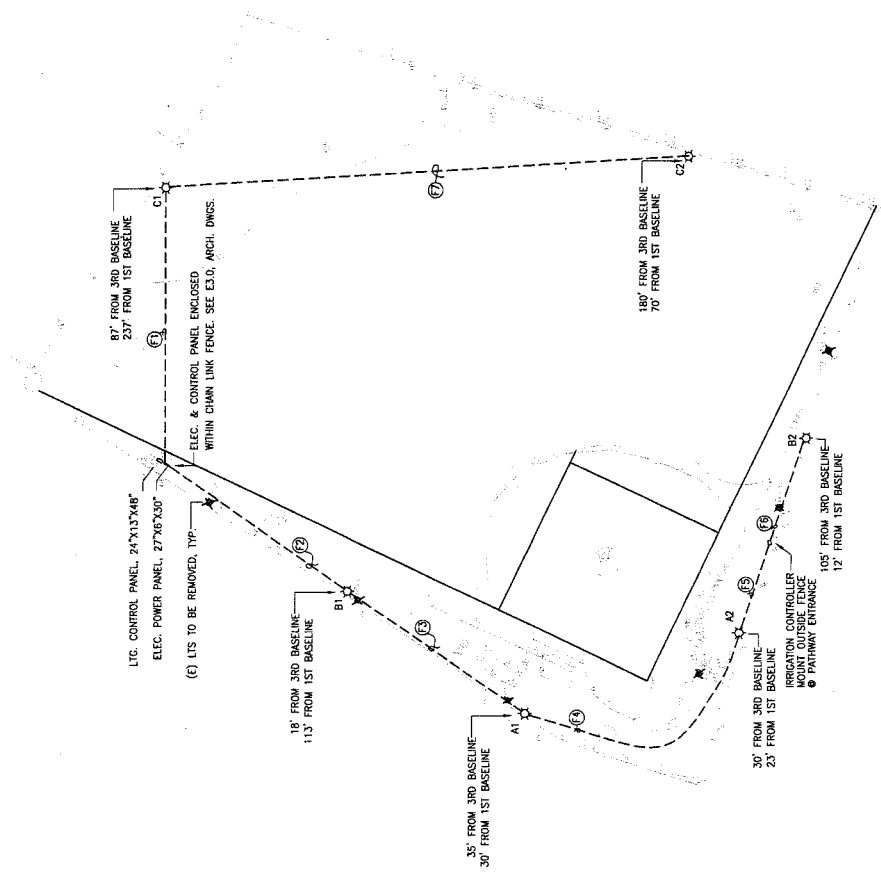
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SHEET NOTES:

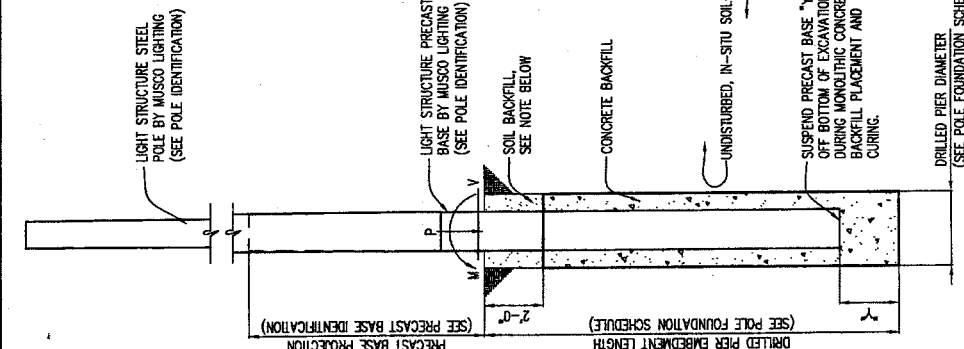
- ALL FIXTURE HEADS SHALL BE MISCO OR APPROVED EQUIVALENT. SEE DRAWING C2 FOR FOUNDATION DETAILS.
1500 WATT METAL HAIR, W/ LOWER
HEAD COUNT AS FOLLOWS:
A1: 3 HEADS, 60 FT TALL
A2: 3 HEADS, 60 FT
B1: 4 HEADS, 60 FT
B2: 4 HEADS, 60 FT
C1: 4 HEADS, 60 FT
C2: 4 HEADS, 60 FT
- PROVIDE NEW FULL SECTION, 200 AMP 120/240 VOLT, SINGLE PHASE METER/MAN AND DISTRIBUTION PANEL.
COORDINATE W/ PDE FOR RECONNECTION OF SERVICE CONDUCTORS.
- PROVIDE & INSTALL MISCO TIME CLOCK AND LIGHTING CONTROL PANEL.
MOUNT CONTROL PANEL TO BACK OF ELECTRICAL EQUIPMENT.
COORDINATE WITH LIGHTING MANUFACTURER.
- PROVIDE CHAIN LINK ENCLOSURE AROUND ELECTRICAL PANEL AND LIGHTING CONTROL PANEL.

WIRING & CONDUIT NOTES:

- (1) 2" C
2 # 8 & 1 # 10 G (FIXTURE C1)
2 # 8 & 1 # 10 G (FIXTURE C2)
- (2) 2" C
2 # 8 & 1 # 10 G (FIXTURE B1)
2 # 8 & 1 # 10 G (FIXTURE B2)
2 # 8 & 1 # 10 G (HRR. CONTROLLER)
2 # 8 & 1 # 10 G (FIXTURE A1)
2 # 8 & 1 # 10 G (FIXTURE A2)
- (2) 2" C
2 # 8 & 1 # 10 G (FIXTURE A1)
2 # 8 & 1 # 10 G (HRR. CONTROLLER)
2 # 8 & 1 # 10 G (FIXTURE A2)
2 # 8 & 1 # 10 G (FIXTURE B2)
- (1) 2" C
2 # 8 & 1 # 10 G (HRR. CONTROLLER)
2 # 8 & 1 # 10 G (FIXTURE A2)
2 # 8 & 1 # 10 G (FIXTURE B2)
- (1) 2" C
2 # 8 & 1 # 10 G (FIXTURE A2)
2 # 8 & 1 # 10 G (HRR. CONTROLLER)
2 # 8 & 1 # 10 G (HRR. CONTROLLER)
- (1) 2" C
2 # 8 & 1 # 10 G (FIXTURE B2)
- (1) 2" C
2 # 8 & 1 # 10 G (FIXTURE C2)



ALL DIMENSIONS AND MATERIALS
 AND SPECIFICATIONS ARE FOR INFORMATION
 ONLY. THE LANDSCAPE ARCHITECT
 DOES NOT GUARANTEE THE ACCURACY OR
 COMPLETION OF THE PROJECT. THE
 CLIENT SHALL BE RESPONSIBLE FOR
 OBTAINING ALL NECESSARY PERMITS
 AND APPROVALS FROM THE
 CITY OF OAKLAND.



POLE FOUNDATION SCHEDULE

POLE DESIGNATION	FORCES			DRILLED PIER	
	MOMENT (M) FT-LBS	SHEAR (V) LBS	VERTICAL (P) LBS (1)	DIAMETER INCHES	EMBEDMENT LENGTH "Y" (2)
A1, A2	28,600	798	950	30	1'-6"
B1, B2, C1	32,069	815	1,040	30	1'-6"
C2	31,549	807	1,040	30	1'-6"

1. WEIGHT OF POLE, FIXTURES AND ACCESSORIES.
2. SUSPEND PRECAST BASE "Y" AMOUNT OFF THE BOTTOM OF THE EXCAVATION DURING MONOLITHIC CONCRETE BACKFILL PLACEMENT AND CURING.

PRECAST BASE IDENTIFICATION

PRECAST BASE TYPE	PRECAST BASE WEIGHT	PRECAST BASE LENGTH	PROJECTION ABOVE GRADE	STANDARD EMBEDMENT	OUTSIDE DIAMETER
2B	1,690	17'-3"	7'-3"	10'-0"	12.00"

POLE IDENTIFICATION

POLE DESIGNATION	POLE TYPE	PRECAST BASE TYPE	FIXTURE CONFIGURATION (FIX. PER XARM)	FIXTURE AND ACCESSORIES EPA (FT)
A1, A2	LS60-AA	2B	3 (3)	6.6
B1, B2, C1	LS60-AA	2B	4 (4)	8.8
C2	LS60-AA	2B	4 (4)	8.4

GENERAL NOTES

WIND DESIGN PARAMETERS:
WIND: 65 MPH (EXP. C₁ = 1.0) PER CBC CODE, 2007 EDITION (ASCE 7-05)
DESIGN WIND PARAMETERS ARE NOTED. ACTUAL WIND SPEED AND EXPOSURE MUST BE VERIFIED FOR THE SITE BY THE PROPER GOVERNING OFFICIAL.

SOIL DESIGN PARAMETERS:
ALLOWABLE END BEARING SOIL PRESSURE: 2,000 PSF
ALLOWABLE LATERAL SOIL BEARING PRESSURE: 0 PSF/FT (GRADE TO -2'-0")
ALLOWABLE LATERAL SOIL BEARING PRESSURE: 200 PSF/FT (BELOW -2'-0")
IN ACCORDANCE WITH THE 2006 EDITION OF THE CALIFORNIA BUILDING CODE, CHAPTER 18, SECTION 1804 AND 1805.

DESIGN SOIL PARAMETERS ARE AS NOTED. ACTUAL ALLOWABLE SOIL PARAMETERS MUST BE VERIFIED ON SITE. REFERENCE SOILS AND FOUNDATION REPORT, PROJECT No. 401638001, PREPARED BY NINYO & MOORE, OAKLAND, CALIFORNIA.

A GEOTECHNICAL ENGINEER OR REPRESENTATIVE OF NINYO & MOORE IS RECOMMENDED (NOT REQUIRED) TO BE AVAILABLE AT THE TIME OF THE FOUNDATION INSTALLATION TO VERIFY THE SOIL DESIGN PARAMETERS AND TO PROVIDE ASSISTANCE IF ANY PROBLEMS ARISE IN FOUNDATION INSTALLATION.

ENCOUNTERING SOIL FORMATIONS THAT WILL REQUIRE SPECIAL DESIGN CONSIDERATIONS OR EXCAVATION PROCEDURES MAY OCCUR. POLE FOUNDATIONS WILL NEED TO BE ANALYZED ACCORDING TO THE SOIL CONDITIONS THAT EXIST. IF ANY DISCREPANCIES OR INCONSISTENCIES ARISE, NOTIFY THE ENGINEER OF SUCH DISCREPANCIES. FOUNDATIONS WILL THEN BE REVISED ACCORDINGLY. REVISIONS WILL BE ANALYZED PER RECOMMENDATIONS DIRECTED BY A REGISTERED ENGINEER.

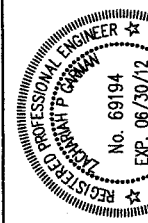
ALL EXCAVATIONS MUST BE FREE OF WATER, LOOSE SOIL AND DEBRIS PRIOR TO FOUNDATION INSTALLATION AND CONCRETE BACKFILL PLACEMENT. TEMPORARY CASINGS OR DRILLERS SLURRY MAY BE USED TO STABILIZE THE EXCAVATION DURING INSTALLATION. CASINGS MUST BE REMOVED DURING CONCRETE BACKFILL PLACEMENT.

CONCRETE SHALL BE AIR-ENTRAINED AND HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3,000 PSI. ALL PERS AND THE CONCRETE BACKFILL MUST BEAR ON AND AGAINST FIRM UNDISTURBED SOIL. CONCRETE BACKFILL INSTALLATION LIMITED TO MAXIMUM FREE DROP OF 6'-0", TREMIE OR PUMPING TECHNIQUES SHOULD BE UTILIZED.

CONTRACTOR MUST BE FAMILIAR WITH THE COMPLETE SOIL INVESTIGATION REPORT AND BORINGS, AND CONTACT THE GEOTECHNICAL FIRM (IF NECESSARY) TO UNDERSTAND THE SOIL CONDITIONS AND THE POSSIBILITY OF GROUND WATER PUMPING AND EXCAVATION STABILIZATION OR BRACING DURING PRECAST BASE INSTALLATION AND PLACEMENT OF CONCRETE BACKFILL.

FIXTURES MUST BE LOCATED TO MAINTAIN 10'-0" MINIMUM HORIZONTAL CLEARANCE FROM ANY OBSTRUCTION.

POLES, FIXTURES, PRECAST BASES, ELECTRICAL ITEMS AND INSTALLATION PER MUSCO LIGHTING.



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF CALIFORNIA.

ZACHARIAH P. GORMAN C.E. 69194
DATE 02-14-11

DRAWING NO. COVERED BY THIS SEAL: C2

POLE FOUNDATION ELEVATION

SCALE: NOT TO SCALE

SOIL BACKFILL NOTE:
THE TOP TWO FEET OF ANNULUS MAY BE BACKFILLED WITH SOIL, WITH A CLASSIFICATION OF CLASS 5 OR BETTER IN ACCORDANCE WITH CBC - TABLE 1804.2

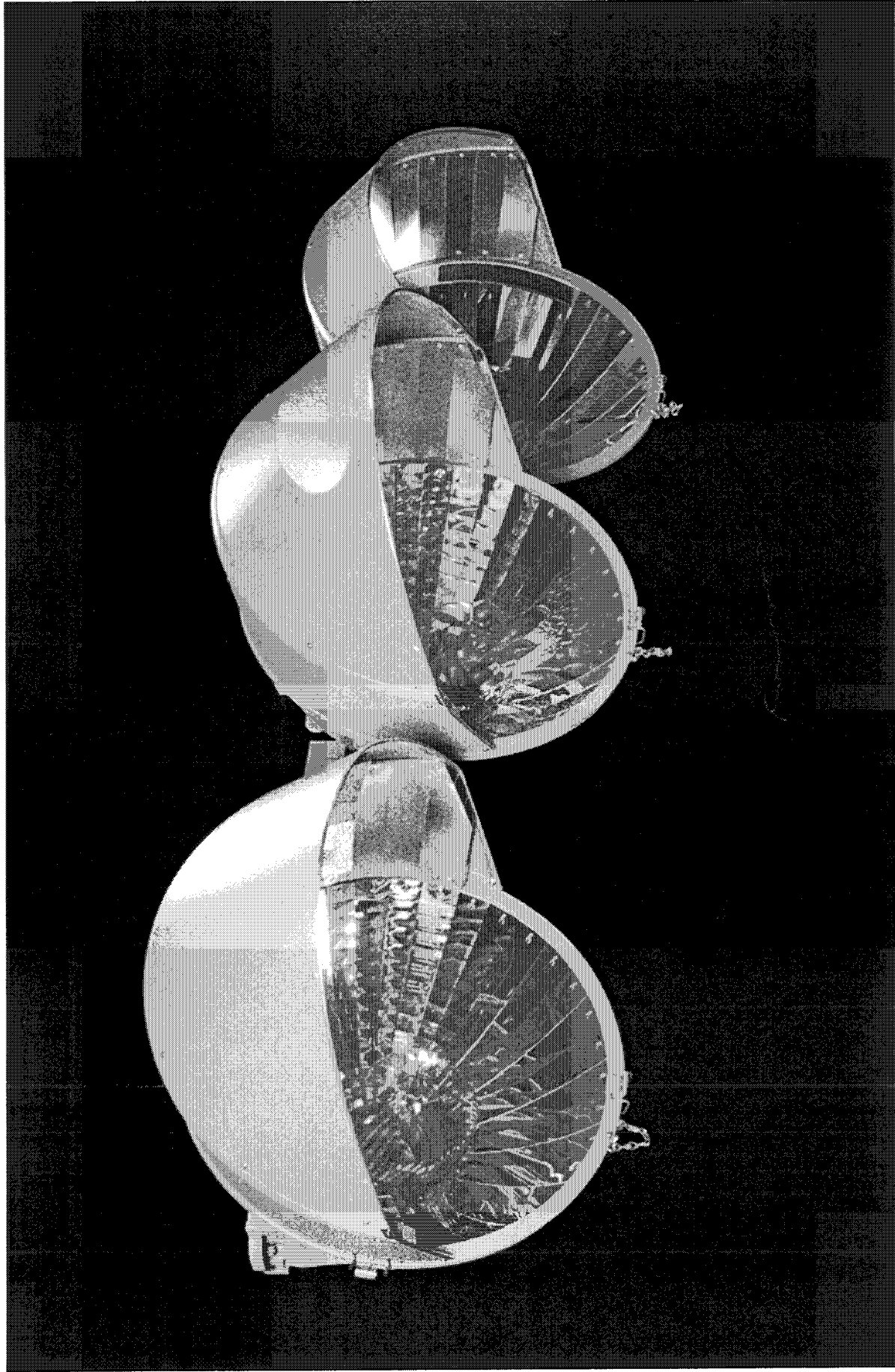
FRANK WALTER
AND ASSOCIATES
105 SOUTH STEWART STREET
SONOMA, CALIFORNIA 95370
PHONE #: (709) 532-5173
zpg@wbscglobal.net

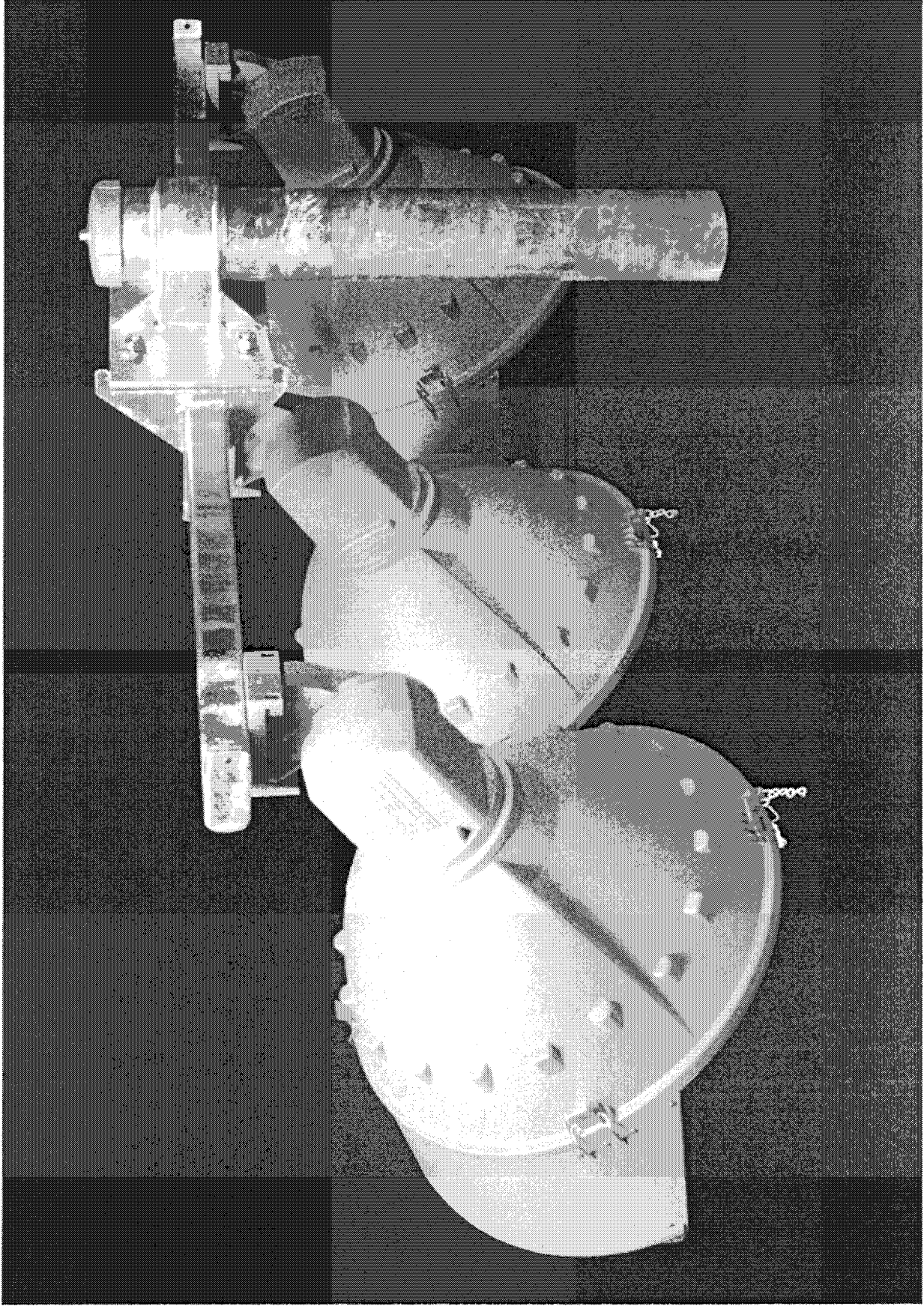


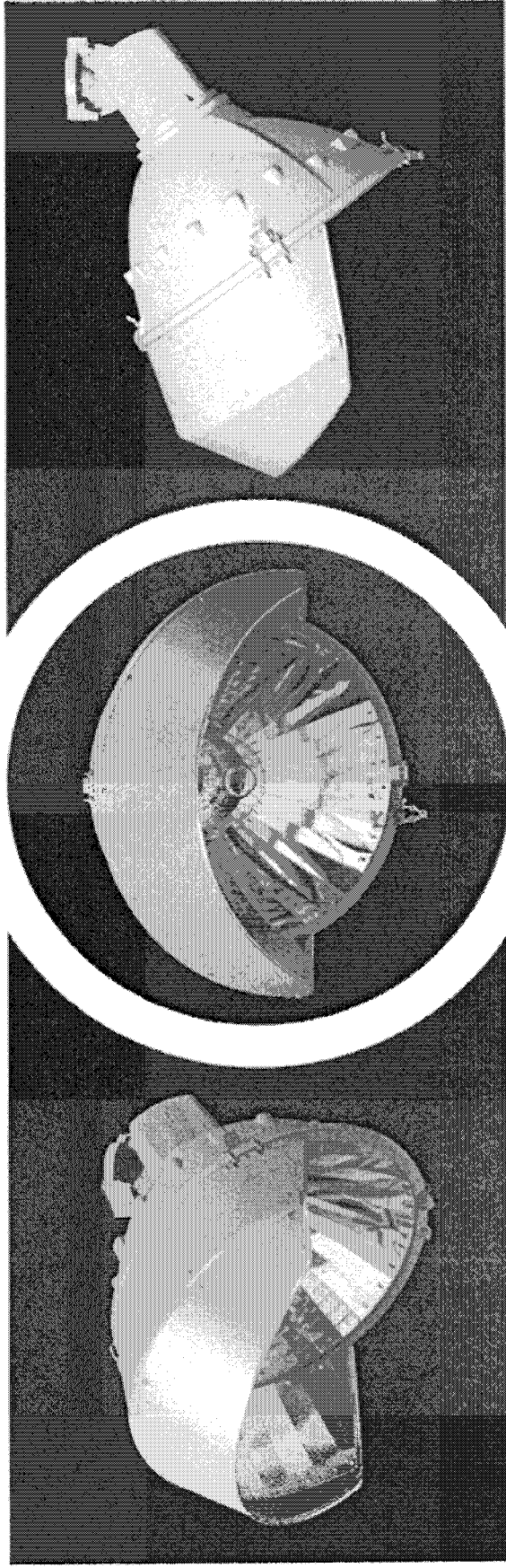
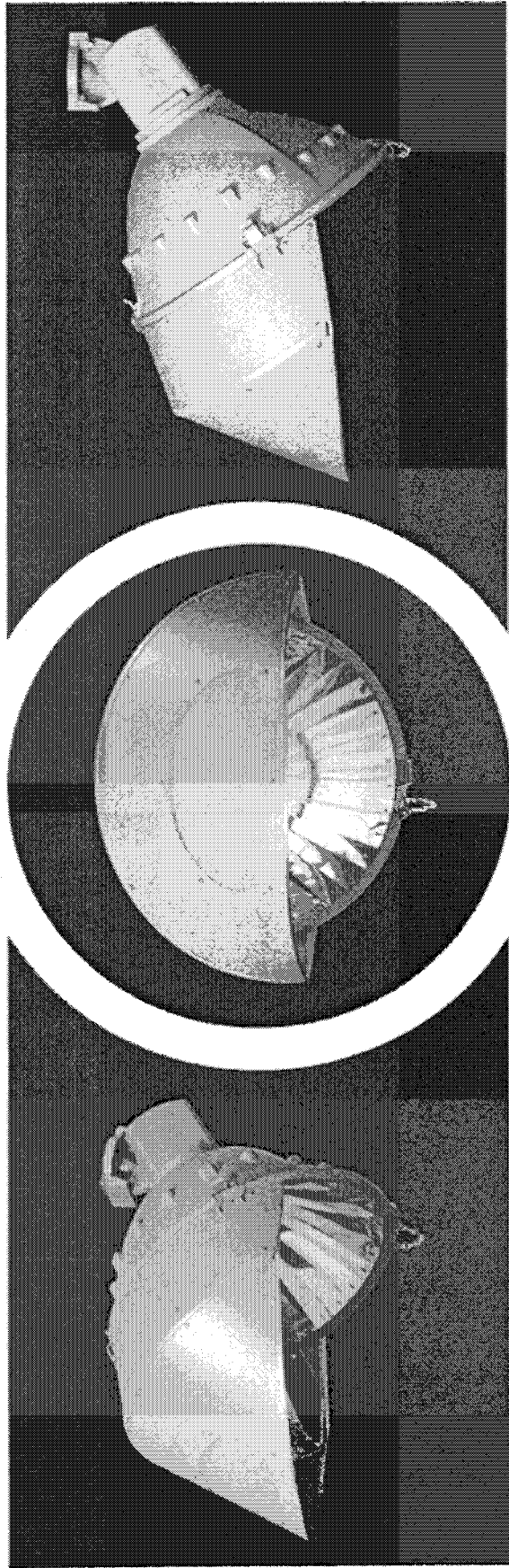
POPULAR FIELD
OAKLAND, CALIFORNIA

POLE SUPPORT FOUNDATION
SCALE: SEE PLAN
NOTES:
DWG. NO. CHANGED TO C2
02/14/11

PROJECT NO. 149749
DATE: SEPT. 13, 2010
DRAWING NO. C2
OF ONE







CITY OF OAKLAND
Interoffice Memorandum



Office of Parks and Recreation

TO: Michael Hammock, Co-Chair, Parks and Recreation Advisory Commission
Susan Montauk, Co-Chair, Parks and Recreation Advisory Commission

FROM: Ali Schwarz, Project Delivery Division, PWA

DATE: May 11, 2011

SUBJECT: Approval of the design and implementation of the Leveling the Playing Field Project Phase II

SUMMARY

Staff from the Public Works Agency (PWA) and the Office of Parks and Recreation request approval of the design for the Leveling the Playing Field Phase II Project with grant funds awarded by Measure WW. The Leveling the Playing Field project includes the renovation of seven fields in the City of Oakland including new irrigation, sod, infields, and other amenities as needed. The project will improve the seven fields while addressing the limited team sports opportunities available to girls in the City of Oakland, by converting the in fields to soft ball standards. In this way the project will in effect help "level the playing field".

FISCAL IMPACT

There will be no fiscal impact on the Office of Parks and Recreation. The estimated construction cost is \$1,800,000. The improvements are funded by the Measure WW.

PROJECT DESCRIPTION

Leveling the Playing Field Phase II includes the renovation of three fields Central Reservoir, Poplar, and Owen Jones fields, where necessary converting the fields to softball standards. Improvements include new irrigation, resoding the outfield, refurbishing the infield and installing new lighting systems at Poplar and Owen Jones fields, and a new drainage system at Own Jones field.

BACKGROUND

The Leveling the Playing Field project Phase I was implemented in 2009. The project renovated three baseball fields King Estate, Arroyo Viejo and Golden Gate, where necessary converting the fields to softball standards. Phase II will renovate Owen Jones, Poplar and Central Reservoir fields.

ATTACHMENT B

This project is an effective vehicle to provide girl's with more sports programming. Throughout the City's history, youth sports programming had primarily focused on boys, there are very limited sport opportunities and teams that youth girls can participate in. The City of Oakland is working to change this. Oakland Parks and Recreation, local sports organizations and the local community all believe the Leveling the Playing Field Project will help start a new precedence not only for the City of Oakland but for other cities too.

The fields were all chosen based on need. All of the fields selected are in dire shape and pose a potential safety hazard due to their potholes, divots and in some cases poor lighting.

RECOMMENDATION

Staff recommends that the Parks and Recreation Advisory Commission endorse the Leveling the Playing Field Phase II Project and recommend approval to the Planning Commission for the Conditional Use Permit/Design Review and Major Variance application.

Respectfully submitted,

Ali Schwarz
CIP Coordination, PWA

Attachments: Exhibit A – Site Plans
Exhibit B -