

Port of Oakland Development Permit Application

Permit No: 5093

APPLICANT TO COMPLETE ITEMS WITHIN BOX ONLY and SIGN BOTTOM OF 2nd PAGE

Project Address: 1101 Embarcadero Oakland CA 94607 APN: 018 039500100

Applicant: Francis Lo

Contact: Telephone / E-mail: 510-517-3680 / flo@baypacconsult.com

Project Sponsor (Property Owner): Scott Sloan, Schnitzer Steel Industries

Contact: Telephone / E-mail: 425-420-1863 / ssloan@schn.com

Tenant Name: Schnitzer Steel Industries Applicant Owner

Describe Use: Metal Recycling

Type of Project (check all that apply): New Construction Remodel Demolition
 Exterior Interior Site Utilities HazMat

Size of Property (sf): Site: 1,447,000SF Existing Improvements: 106,000SF Project: 36,000 S'F

Proposed Improvements (sf): 36,000SF Parking; existing proposed

Project Description: Construction of metal enclosures, air filtration and scrubbing equipment at the existing open air shredder and sorting facilities. Project does not change operations, working hours or the number of employees.

See plans for additional information.

Valuation: \$1.75 million (est. construction cost)

Submittals / Approvals (X indicates required):

(shredder only)

Drawings/Project Description

Applications must include drawings and a written description of the proposed work.

Airport (OAK) Projects-

Applications for work at OAK must include the completed CSSP form attached.

Property Owner Verification

Applicant must submit a "Letter of Agency" signed by the property owner if requested, except for Port of Oakland property, to verify authorization to represent the property owner.

Initial Study Checklist for California Environmental Quality Act (CEQA) Compliance

A CEQA determination by Port staff is required for each permit application. If Categorical Exempt (CatEx), no further analysis is required. If not CatEx, an Initial Study Checklist must be prepared, at the applicant's expense, to evaluate potential impacts and to determine the level of CEQA review.

General Plan Conformity Determination

A conformity determination may be required if the project proposes a new use. Port staff will perform the required analysis.

Height Review - FAA 7460

Height limits in the vicinity of the Oakland International Airport (OAK) are based on FAA flight clearances. The applicant will be required to file a Form 7460 if the proposal includes increased structure height. Port approval will be subject to the findings of the FAA.

Exterior Lighting Review

New or replacement exterior lighting must comply with the Port's Exterior Lighting Policy. Lighting details must be submitted to demonstrate compliance.

Storm Water Permit

Projects that include a change in area of impervious surfaces and/or modifications to the site drainage systems may be required to comply with the Port's Municipal Storm Water Permit.

Maritime and Aviation Project Labor Agreement (MAPLA)

Projects by Port Maritime and Aviation tenants must comply with MAPLA if they exceed the cost threshold of \$150,000. Sign and submit the attached acknowledgement letter if cost exceeds threshold.

Utilities

The Port is the utility provider for some of the property under its land use jurisdiction. Such properties will be subject to additional review relating to utility use and equipment.

Fees

Fees will be determined upon evaluation of the Application based on the Engineering Master Fee Schedule.


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Agreement:

By the signature below, the Applicant agrees to comply with the standard conditions listed on this page, and specific conditions delineated at the time of approval. The Applicant certifies that s/he has permission from the property owner to carry out the work described herein. If the Applicant is not the Contractor, the Applicant hereby certifies that the Contractor will be directed to meet all the conditions of this permit approval. Applicant certifies that the property owner authorizes Applicant on his/her behalf to submit and further agrees to be bound by the material representations herein. These representations are made to induce the Port to approve this application and the Port approval of this application is made in reliance on the foregoing representations.

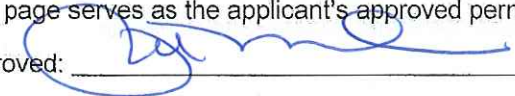
Standard Conditions of Approval:

1. All conditions of approval shall be printed on the final permit set of plans.
2. The project shall conform to the Port-stamped approved plans, including the conditions of approval, unless otherwise approved by the Port. The applicant is responsible for including all details agreed upon, or conditions made by the Port, during the approval process. Failure to include any such details will not exempt the applicant from including them at a later time. The applicant is responsible for obtaining approval from the Port for any changes prior to construction.
3. The use shall be fully described on the plans and is deemed approved by the Port approval stamp. Any modifications or clarifications will be included in the Specific Conditions. Any changes from the approved plans must be approved in writing by the Port.
4. The Applicant shall comply with the policies and standards for the Land Use and Development Code (LUDC) for the Oakland Airport Business Park (Business Park only).
5. The Applicant shall confirm that an aviation easement in favor of Oakland International Airport in a form approved by the Port Attorney has been recorded on the subject property. If not, the applicant shall grant and record an aviation easement. (Business Park only.)
6. The Applicant shall make improvements for sidewalk(s) as required. Such improvements shall be included in the approved plans, unless otherwise specified in the Specific Conditions. (Business Park only.)
7. The Applicant shall meet all conditions and requirements of all outside agencies having jurisdiction over the project, including but not limited to: the City of Oakland, Federal Aviation Administration, Regional Water Quality Control Board, Airport Land Use Commission, Alameda County Health Department, and State Lands Commission. The applicant shall report any conflicts with Port requirements to the Port prior to construction. Any such conflicts must be resolved by the applicant to the satisfaction of the Port and the outside agency involved.
8. The Applicant shall comply with the requirements of all environmental documents prepared under the California Environmental Quality Act applicable to the subject project including mitigation and monitoring requirements approved for the Development Permit.
9. The Applicant shall comply with the current version of the Port of Oakland Exterior Lighting Policy.
10. The Applicant shall comply with applicable storm water quality requirements including Low Impact Development site design.
11. The Applicant shall provide as-built drawings at the conclusion of any project on Port-owned property.
12. The applicant shall defend, indemnify, and hold harmless the Port and its agents, officers, and employees from any claim, action or proceeding against the Port or its agents, officers or employees to attack, set aside, void, annul, or invalidate any Port approval concerning the subject project provided that the Port has promptly notified the Applicant of any such claim, action or proceeding and cooperates in the defense. Counsel retained in such defense shall be subject to the mutual approval of the Applicant and the Port. The Applicant shall reimburse the Port for its reasonable attorney and consultant fees incurred in such defense including amounts attributable to the Port Attorney's legal services.

Applicant Signature: _____  _____ **Date:** 2-16-2016

Port Approval:

The signature below certifies that the Port of Oakland has approved the project, and the applicant is free to start work. This page serves as the applicant's approved permit.

Approved: _____  _____ **Date:** 3/30/16 Additional Conditions Attached