

Exhibit C -
RECOMMENDED
CONDITIONS OF APPROVAL

PLN16-0067; Planned Development and Site Plan Review
601 Parrott Street (to Thornton Avenue to the south)
Alameda County Assessor's Parcel Number 75-47-57-2
Westlake Development Partners, LLC (applicant and property owner)

I. COMPLIANCE WITH APPROVED PLANS

- A. The project shall comply with Exhibits A through TT, dated June 15, 2017, except as hereinafter modified. (Exhibits are on file at the City of San Leandro, Community Development Department, 835 East 14th Street, San Leandro, California, 94577).

Exhibit A – Project Title Sheet
Exhibit B – Project Index (Sheet G-1.0)
Exhibit C – Project Data (Sheet G-2.0)
Exhibit D – 2106 California Building Code Analysis (Sheet G-3.0)
Exhibit E – Vicinity Map (Sheet G-4.0)
Exhibit F – Site Photos/Existing Conditions (Sheet G-4.1)
Exhibit G – SLTC Site Plan (Sheet G-4.2)
Exhibit H – Rendering Looking Southeast (Sheet G-5.0)
Exhibit I – Rendering Looking Northeast (Sheet G-5.1)
Exhibit J – Rendering Looking Southwest (Sheet G-5.2)
Exhibit K – Parcel Plan (Sheet A-1.0)
Exhibit L – Site Plan (Sheet A-1.1)
Exhibit M – Ground Level Plan Civil Engineering Overall Site Plan (Sheet A-1.2)
Exhibit N – Level 2 Plan (Sheet A-1.3)
Exhibit O – Level 3 Plan (Sheet A-1.4)
Exhibit P – Level 4 Plan (Sheet A-1.5)
Exhibit Q – Level 5 Plan (Sheet A-1.6)
Exhibit R – Level 6 Plan (Sheet A-1.7)
Exhibit S – Level 7 Plan (Sheet A-1.8)
Exhibit T – Roof Plan (Sheet A-1.9)
Exhibit U – East Elevation (Sheet A-2.0)
Exhibit V – South Elevation (Sheet A-2.1)
Exhibit W – West Elevation (Sheet A-2.2)
Exhibit X – North Elevation (Sheet A-2.3)
Exhibit Y – Courtyard A - Elevation (Sheet A-2.4)
Exhibit Z – Courtyard B - Elevation (Sheet A-2.5)
Exhibit AA – Sections (Sheet A-3.0)
Exhibit BB – Quad Puzzle Lifts (Sheet A-4.0)
Exhibit CC – SLTC Garage Existing and Phase 2 Ground Level (Sheet A-4.1)
Exhibit DD – SLTC Garage Phase 2, Levels 3 and 4 (Sheet A-4.2)
Exhibit EE – Civil Engineering Title Sheet (Sheet C-1.0)
Exhibit FF – Grading and Drainage Plan (Sheet C-2.0)
Exhibit GG – Grading and Drainage Plan (Sheet C-2.1)
Exhibit HH – Site Sections (Sheet C-2.2)

Exhibit II – Site Sections (Sheet C-2.3)
Exhibit JJ – Site Sections (Sheet C-2.4)
Exhibit KK – Utility Plan (Sheet C-3.0)
Exhibit LL – Utility Plan (Sheet C-3.1)
Exhibit MM – Signage and Striping Plan (Sheet C-4.0)
Exhibit NN – Storm Water Management Plan (Sheet HYD-1)
Exhibit OO – Storm Water Management Plan (Sheet HYD-2)
Exhibit PP – Landscape Plan Street Level (Sheet L1.01)
Exhibit QQ – Landscape Plan Level 2 Courtyards (Sheet L1.02)
Exhibit RR – Landscape Plan Level 7 (Sheet L1.03)
Exhibit SS – On-Structure Courtyard Elements (Sheet L2.01)
Exhibit TT – On-Structure Plant Palette (Sheet L2.02)

- B. The developer shall be responsible for assuring that any successor in interest who assumes responsibility for this zoning approval is informed of its terms and conditions.

II. PERMITTED USE

- A. This is an approval for a Planned Development and Site Plan Review to permit construction of a seven-story mixed-use residential building, including 13,000 square feet of office on the ground floor and 197 units of multi-family residences on the 3.13-acre southern portion of the San Leandro Technology Campus (SLTC), 601 Parrott Street (to Thornton Avenue to the south). Assessor's Parcel Number 75-47-57-2.
- B. No application for amendment of the application or Conditions of Approval may be submitted or accepted for processing by the city unless (i) there is full compliance with all other legally binding documents regulating development on the property; and (ii) there is full compliance with all terms of the application and Conditions of Approval, or (iii) the Community Development Director has waived compliance with the terms of the application because they are minor in content.
- C. Construction of the project shall remain in substantial compliance with the approved exhibits and plans. Any change to the project design, materials or colors shall be subject to the review and approval of the Community Development Director who may administratively approve minor changes, or for more substantial changes, require review by the Planning Commission and City Council as a modification to the Planned Development.

III. ADDITIONAL PLAN SUBMITTALS

- A. Prior to issuance of building permits, the developer shall submit final details and specifications to the bicycle and pedestrian path including, but not limited to: ground markings, ground patterns, symbols, posted signs, pedestrian area and bicycle riding area, and shall be subject to the review and approval of the Engineering and Transportation Director.
- B. Prior to issuance of building permit for the mixed-use residential building, the developer shall submit final exterior architectural elevations, details and specifications including,

but not limited to: materials, colors and finishes for the review and approval of the Community Development Director.

- C. Prior to issuance of building permits, the developer shall submit final landscape and irrigation plans for the review and approval of the Zoning Enforcement Official and Principal Engineer. Said plans shall include all setbacks and planters adjacent to the driveway. At a minimum, the planting plan shall include trees with a minimum size of 24-inch box. The minimum size for the shrubs and vines shall be five gallons and the ground cover shall be one gallon or from flats with appropriate spacing for coverage. Said plans shall include details such as: 1) tree size, species and location; 2) shrubs and groundcovers; 3) installation specifications, including tree staking; 4) irrigation details; 5) water conservation techniques; and 6) maintenance programs. Final landscape and irrigation plans shall be prepared and stamped by a California licensed landscape architect and shall conform to the Model Water Efficient Landscape Ordinance as updated by the State of California Department of Water Resources.
- D. Prior to issuance of building permits, the developer shall submit final plans and details for site lighting (including submittal of a photometric study) for the review and approval of the Community Development Director. The plans and details shall show location, height, decorative features, and construction details showing materials and finishes to be used for construction. No site lighting may spill offsite.

IV. BUILDING AND SAFETY SERVICES CONDITIONS

- A. Prior to approval of building permits, the developer shall submit evidence of compliance with the California Building Code related to the following accessibility requirements:
 - 1. Accessible path of travel from nearest public bus stop to the site is required.
 - 2. The entire site shall be made accessible.
 - 3. Accessible path of travel is required to trash enclosures.
 - 4. Common public areas such as recreation areas and parking areas shall be accessible as per CBC Chapter 11B.
- B. In addition to the inspections required by the Building Code, the developer or the engineer or architect of record acting as the developer's agent shall employ one or more special inspectors who shall provide inspections during construction as required by the California Building Code. The special inspector shall be approved by the Chief Building Official. Per City Ordinance, the City reserves the right to impose structural standards that exceed the requirements of the Uniform Building Code.

V. ENGINEERING & TRANSPORTATION DEPARTMENT REQUIREMENTS

- A. General
 - 1. Pursuant to Government Code Section 66020, including Section 66020 (d) (1), the City **HEREBY NOTIFIES** the applicant for this Project that the 90-day approval period (in which the applicant may protest the imposition of any fees, dedications, reservations, or other exactions imposed on this Project by these Conditions of Approval) will begin on the date of the conditional approval of this Project. If the applicant fails to file a protest

within this 90-day period, complying with all of the requirements of Government Code Section 66020, the applicant will be legally barred from later challenging any such fees, dedications, reservations or other exactions.

2. The proposed development shall comply with City ordinances, policies and regulations. All improvements shall be in accordance with the City's Design Standards, Specifications and Standard Plans unless otherwise specifically approved by the Principal Engineer.
3. The project shall include a public trail for bicycle, pedestrian and emergency vehicle access which shall be fully improved, and shall include lighting, fencing, entry gates, signage and striping, etc. A public access easement shall be dedicated to the City for the trail. The applicant shall be responsible for the maintenance for this area.
4. Exception #9 of the title report provided references to Ordinance No. 2014-014 which vacated portions of Martinez Street and West Estudillo Avenue. Exception #11 of the title report references Instrument No. 2014312541, which is an "Irrevocable Offer of Dedication" and granted the City a right-of-way easement over the same property. The irrevocable offer also indicates that the real property described in the Exhibit "shall be kept open, clear and free from building or structures of any kind." The project is proposed over some of the land described in the irrevocable offer. The Developer shall aid the City in the preparation of vacation documents for these right-of-way easements. The City is working with SLTC to resolve this issue. A summary vacation will be necessary according to Division 9, Part 3, Chapter 4 of the California Streets and Highways Code. This summary vacation will require City Council action, which will be scheduled for an upcoming meeting.
5. The above mentioned Ordinance No. 2014-014 reserves easements over the vacated lands for existing utilities, until such time those utilities are relocated. There appear to be EBMUD and PG&E mains in the project area that, once the utilities are relocated, the corresponding easements will need to be quitclaimed. Easements will also need to be provided for the relocated utilities. The proposed building footprint conflicts with a PG&E easement, recorded at the Alameda County Recorder's Office, instrument number 2015291737. Applicant shall work with PG&E to relocate the utilities, as necessary, quitclaim the easement, and provide a new easement at the relocated utility alignment for consideration.
6. The City's utility easement, reserved by Ordinance 2014-014, across Martinez Street for the EBMUD water main is in conflict with the proposed building footprint. The Applicant shall work with EBMUD to relocate the water main and dedicate a new EBMUD easement, so that the City can quitclaim the existing easement. The easement must be quitclaimed prior to the issuance of Building Permits.

B. Geotechnical

1. The project shall incorporate the recommendations within the Final Geotechnical Investigation by Rockridge Geotechnical, dated August 7, 2014, into the design of the project.

C. Municipal Regional Stormwater Permit Provision C.3 (Clean Water Program)

1. Because the project creates or replaces more than 10,000 SF of impervious surface, it is considered a Regulated Project according to Provision C.3.b of the San Francisco Bay Region Municipal Regional Stormwater NPDES Permit (Order No. R2-2015-0049, NPDES Permit No. CAS612008, adopted 11/19/2015). The project also discharges stormwater to San Leandro Creek, an unimproved natural channel, and therefore is subject to hydrograph modification in accordance with section C.3.g of the MRP. Regulated projects must treat stormwater runoff before releasing to the public storm drainage system. An executed Operations & Maintenance agreement per MRP section C.3.h will be required prior to Grading Permit issuance. Refer to the Alameda County Clean Water Program's C.3 Technical Guidance for more information.
2. The Applicant shall be required to demonstrate the adequacy of the existing storm drain system to handle existing run-off from the drainage basin as well as run-off from the project, upgrade the storm drain system to handle existing run-off from the drainage basin as well as run-off from the project, or meter run-off from the site so that it leaves the site at the same rate as it currently does.
3. The applicant shall reduce storm water pollution by implementing the following pollution source control measures:
 - a) Structures shall be designed to discourage the occurrence and entry of pests into buildings, thus minimizing the need for pesticides. The trash area shall be separated from the rest of the building by concrete or masonry walls so that pests that gain access to the area are less likely to access the rest of the building.
 - b) Sidewalks and parking lots shall be swept regularly to minimize the accumulation of litter and debris. Steam cleaning or low volume pressure washing may be performed only after pre-cleaning using dry methods, spot cleaning and recovery in stained areas and removal of all mobile pollutants. Debris resulting from pressure washing shall be trapped and collected to prevent entry into the storm drain system. Wash water containing any soap, cleaning agent or degreaser shall not be discharged to the storm drain.
 - c) Interior floor drains (if any) shall not be connected to the storm drain system.
 - d) Air conditioning condensate shall be directed to landscaped areas. Any air conditioning condensate that discharges to land without flowing to a storm drain may be subject to the requirements of the State Water Resources Control Board's (SWRCB) Statewide General Waste Discharge Requirements (WDRs) for Discharges to Land with a Low Threat to Water Quality.
 - e) Landscaping shall be designed to minimize irrigation and runoff, promote surface infiltration where appropriate, and minimize the use of fertilizers and pesticides that can contribute to storm water pollution.
 - f) Where feasible, landscaping shall be designed and operated to treat storm water runoff by incorporating elements that collect, detain, and infiltrate runoff. In areas that provide detention of water, plans that are tolerant of saturated soil conditions and prolonged exposure to water shall be specified.
 - g) Plant materials selected shall be appropriate to site specific characteristics such as soil type, topography, climate, amount and timing of sunlight, prevailing winds, rainfall, air movement, patterns of land use, ecological consistency and plant interactions to ensure successful establishment.

- h) Selection of the plants that will require minimal pesticide use.
- i) Irrigation shall be appropriate to the water requirements of the selected plants.
- j) The applicant shall select pest and disease resistant plants.
- k) The applicant shall plant a diversity of species to prevent a potential pest infestation from affecting the entire landscaping plan.
- l) The applicant shall plan insectary plants in the landscaping to attract and keep beneficial insects.
- m) All proposed storm drain onsite and offsite inlets shall be marked “NO DUMPING, DRAINS TO BAY” as per the City of San Leandro Standard Plan Dwg. No. 204.

D. Storm Drainage

- 1. Based on the preliminary design, rainwater that collects within the garage level will only be discharged through the 12” pipe, with no emergency overflow. This may cause flooding in the lobby, mailroom and meeting rooms. The Applicant shall upsize the discharge pipe to handle the 100 year storm, or create an overland emergency release through the garage without causing flooding inside the building.

E. Off-Site Improvements

- 1. The Applicant shall obtain an Encroachment Permit from the Engineering and Transportation Department for any work within the Public Right-of-Way.
- 2. The Applicant shall remove any broken and uplifted sidewalk, driveway, curb and gutter along the full project frontage and shall construct new City standard sidewalk, driveway, curb and gutter in the same location and alignment as the existing curb and gutter. The applicant shall remove any unused driveways and construct new City standard sidewalk and curb and gutter in the same location and alignment as the existing sidewalk and curb and gutter. Driveways entering the site and sidewalk in the public right-of-way shall be installed per City of San Leandro Standard Plans.
- 3. The project drainage design shall ensure drainage along Thornton Street is adequate and there are no ponding issues as a result of the construction.
- 4. The Applicant shall upgrade the pedestrian and vehicular crossings over the Oakland Subdivision railroad tracks at Parrott Street and Thornton Street, adjacent to the project site, as required by Union Pacific Railroad and the California Public Utility Commission.

F. Traffic

- 1. The Traffic Study prepared by Kimley Horn, dated February 23, 2017, identified significant impacts and recommended corresponding mitigation measures that follow:
 - a) The Traffic Study identified a significant impact at the intersection of Thornton Street and San Leandro Boulevard. The Developer shall construct a traffic signal at the intersection of Thornton Street and San Leandro Boulevard, as recommended in the Traffic Study. The new signal shall be interconnected with the nearby signals along San Leandro Boulevard.

- b) The Traffic Study identified a significant impact at the intersection of Parrott Street and San Leandro Boulevard. The Developer shall:
 - i. Re-stripe eastbound Parrott Street to have an eastbound left turn lane and a shared eastbound through and right turn lane, as recommended in the Traffic Study. This will require the roadway be widened to accommodate the third traffic lane for fire equipment to make the southbound right turn movement from San Leandro Boulevard, and will require modifications to the existing traffic signal. Any modifications to the intersection shall have prior approval from the City Engineer.
 - ii. Re-stripe westbound Parrott Street to have a westbound left turn lane and a shared westbound through and right turn lane, as recommended in the Traffic Study. This will required modifications to the existing traffic signal.
 - iii. Optimize the cycle length, as recommended in the Traffic Study.
- c) The Traffic Study identified a significant impact at the intersections of Davis Street (State Route 112) and Alvarado Street, and Davis Street (State Route 112) and San Leandro Boulevard. The Developer shall work with Caltrans to optimize the cycle length, as recommended in the Traffic Study.

G. Grading

- 1. A Grading Permit shall be required for the project. The requirements for said permit are indicated in San Leandro Municipal Code §7-12. The permit will be issued prior to or concurrent with the Building Permit.
- 2. The site is subject to the Construction General Permit according to the *National Pollutant Discharge Elimination System* (NPDES) General Permit No. CAS000002. The general permit is applicable to construction sites that disturb on or more acres of land surface. The applicant will be required to register the project with the State Water Board's Storm water Multi-Application and Report Tracking System (SMARTS) website. A Qualified SWPPP Developer (QSD) and a Qualified SWPPP Practitioner (QSP) must be responsible for permit compliance. The SMARTS system will generate a Waste Dischargers Identification (WDID) number which must be printed on the grading and/or erosion control plans.
- 3. Submit OSHA notification form for shoring and bracing for the puzzle lift excavation. Submit a set of shoring and bracing plans. This requirement shall be applicable in support of a Grading Permit for the project.

H. Site

- 1. The Applicant shall construct an eight-feet (8') tall black-clad chain link fence at the UPRR property line, in conformance with UPRR requirements. The fence shall run from Parrott Street to Thornton Street along the eastern property boundary, and from Thornton Street to Alvarado Street along the western property boundary.
- 2. The Applicant shall place all utilities serving the site underground.

I. Other

1. The applicant shall enter into an Improvement Agreement with the City to guarantee installation of required public improvements. The value of these improvements shall be included in a detailed Engineer's estimate subject to review by the City. The guarantee will be in a financial instrument approved by the City with a value equivalent to the Engineer's Estimate.
2. Development Fee for Street Improvement (DFSI) shall be due for the project and is estimated to be \$311,152.28. A credit for the required railroad crossing improvements may be applied to this fee per San Leandro Municipal Code (SLMC) 7-11-125, and will be based on the actual construction costs. This fee is subject to change on July 1 of each year.
3. The Marina Boulevard/I-880 Traffic Impact Fee shall be due for the project, and is estimated to be \$150,629.64. This fee is subject to change on July 1 of each year.
4. The Park Land Acquisition Fee has been evaluated for the project. Based on the density of the project being 693 square feet of land per unit, and the table provided in the San Leandro Municipal Code (SLMC) 7-1-820, the total park land acreage requirement for this project is 1.704 acres, or 74,217 square feet. Credit for 100% of the 4,400 square foot portion of the East Bay Greenway Bicycle Path through private property is applied to this requirement. The adjusted land requirement for this project is therefore 69,817 square feet, 94.1% of the full requirement. The Park Land Acquisition Fee is calculated to be \$2,339,261.24, based on the current (FY 16-17) fee schedule. In exchange for the above credit, the developer shall dedicate to the City a Public Access Easement over the East Bay Greenway Bicycle Path (Section 1.4.2 of the Development Agreement (DA) between the City of San Leandro and the Developer, recorded June 27, 2014) located on private property. The Developer shall be responsible for the maintenance and upkeep of these areas. This fee is subject to change on July 1 of each year, and is due upon building permit issuance.
5. The Park Improvement Fee will be due for the project, and is estimated to be \$418,313.74, without credits. The cost of the improvements for the East Bay Greenway Bicycle Path is eligible for a 100% credit on this fee. The City will make the final determination as to what improvements qualify for credit and all qualified items must be permanent improvements. In exchange for the above credit, the developer shall dedicate to the City a Public Access Easement over the East Bay Greenway Bicycle Path, located on private property, the construction of which is required in section 1.4 of the Development Agreement between the City and the developer, recorded June 27, 2014. The Developer shall be responsible for the maintenance and upkeep of these areas. The Developer must provide the actual costs of these improvements to the City to complete this credit calculation. This fee is subject to change on July 1 of each year, and is due upon building permit issuance.
6. All other impact fees shall be assessed in accordance with Section 2.6.3 of the Development Agreement, recorded June 27, 2014.

VI. ALAMEDA COUNTY FIRE DEPARTMENT REQUIREMENTS

- A. Prior to issuance of building permit and fire clearance for occupancy, the following shall be submitted for Alameda County Fire Department review and approval:
 - 1. Plans, details and specifications for the Fire Protection System.
 - 2. Plans, details and specifications for the Fire Alarm System.
 - 3. Plans, details and specifications for the Underground Fire Line.
 - 4. Plans, details and specifications for the Fire Pumps.
 - 5. Plans, details and specifications for the generators.
- B. Plans, details and specifications for building permit and fire clearance for occupancy, shall include the following:
 - 1. Mechanical Ventilation system shall be provided for the garage area on the ground floor.
 - 2. All elevator openings (except for the ground floor) shall be protected.
 - 3. Special provisions shall be made for the removal of water in the pit of the carousel parking structure (also called Quad Puzzle Lift).
 - 4. An address shall be provided for both buildings (Parrot Street frontage and Thornton Street frontage).
 - 5. Knox Boxes shall be provided at multiple locations.

VII. ENVIRONMENTAL SERVICES DIVISION REQUIRMENTS

- A. In the event the storage of hazardous materials in quantities is equal to or greater than 55 gallons, 200 cubic feet or 500 pounds and generation of any amount of hazardous waste requires submittal of a Hazardous Materials Business Plan (HMBP). HMBP submittal shall be completed via the California Environmental Reporting System (CERS) online database at <http://cers.calepa.ca.gov/>. An HMBP shall be submitted prior to placement of the registerable material onsite. The plan is subject to the review and approval of Environmental Services.
- B. Air discharge permits required by either the Bay Area Air Quality Management District (BAAQMD) or CA Air Resources Board (CARB), including those for but not limited to refrigerants, diesel generators, diesel ASTs, diesel-powered condensers and/or any other equipment or process on site, shall be active prior to issuance of the final certificate of occupancy.
- C. If the facility stores petroleum products, including mixtures with any concentration of petroleum, in a quantity equal to or greater than 1,320 gallons as an aggregate of all

individual aboveground “tanks” equal to or greater than 55 gallons shell capacity (including drums, tanks, containers, totes, oil-filled electrical equipment, oil-filled manufacturing equipment and oil-filled operational equipment), the facility must comply with the requirements of the CA Aboveground Petroleum Storage Act (APSA) as required in Chapter 6.67 of the CA Health & Safety Code and implement a Spill Prevention Control and Countermeasure Plan (SPCC) in conformance with 40 CFR 112.

VIII. PUBLIC WORKS SOLID WASTE & RECYCLING REQUIRMENTS

- A. Prior to issuance of building permit, the following shall be submitted for City of San Leandro Public Works Department review and approval:
1. Show all details and specifications for trash area/rooms located on residential floors, community center, commercial office space and main trash room on ground floor. Said details and specifications includes but is not limited to the dimensions of all trash areas/rooms and the chute vestibules on the site plan. (Note: Alameda County Industries, Inc. (ACI) is the project solid waste and recycling service provider.)
 2. Show all the proposed sizes, numbers, and types of solid waste and recyclable materials containers shall be shown on the Site Plan. For more information, see Commercial Establishment Guidelines on the City website: www.RecycleSanLeandro.org
 3. Show all details and specifications for each individual unit. Each unit shall have sufficient internal space dedicated to the storage and collection for trash, recyclables and organics.
 4. Show all details and specifications for the separate organics collection receptacles which shall be located in trash rooms on the residential floors, for the convenience of the residents.
- B. Property shall have sufficient solid waste, recycling and organics storage capacity to contain all waste generated onsite. The enclosure shall be of adequate size to accommodate at least one solid waste, one recycling container.
- C. Property shall comply with Alameda County Mandatory Recycling Ordinance#2012-01. For more information, see Alameda County website: www.RecyclingRulesAC.org
- D. Project shall comply with all City and State construction and demolition debris recycling requirements. Permit applicants shall demonstrate compliance by completing and submitting an online Waste Management Plan using Green Halo Systems (www.GreenHaloSystems.com) prior to permit issuance. Applicants shall submit recycling and disposal receipts online and submit the waste management report before scheduling the final inspection. Note: Project will not be finaled until all recycling and disposal tags have been registered into Green Halo Systems.

IX. FENCING AND SCREENING REQUIREMENTS

- A. All fencing and walls on the project site shall be structurally sound, graffiti-free and well maintained at all times.
- B. Barbed or razor wire shall not be installed on any fence, wall or building on the project site.
- C. Electrical transformers shall be vaulted underground. In the event that the transformer cannot be undergrounded, it shall be screened from view consistent with the access requirements of PG&E. Details for screening shall be subject to the review and approval of the Community Development Director.
- D. All walls, fences, and landscaping within 25 feet of any street intersection or driveway shall be maintained at a height of not more than 36 inches above the top of the nearest adjacent curb and gutter to allow for adequate sight distance, or unless otherwise approved by the City's Transportation Engineer.

X. MAINTENANCE

- A. The project site shall be well maintained and shall be kept free of litter, debris and weeds at all times; during construction, the site shall be well maintained and shall be kept free of litter, debris and weeds.
- B. Any graffiti shall be promptly removed from building walls, perimeter soundwalls and/or fences. The developer and its successors in interest shall comply with the rules and regulations of the City's graffiti removal program and shall grant a license and right of entry as requested to enforce the terms of such program.
- C. All landscaping improvements shall be maintained in a healthy, growing condition at all times.
- D. During the construction phase, the site shall be enclosed with a security fence and shall be well maintained in a neat manner, free of weeds, litter and debris.

XI. CONSTRUCTION PROVISIONS

- A. Pest and vermin control shall be instituted prior to the demolition and/or grading of the project.
- B. Construction on the project site shall not commence prior to 7:00 a.m. and shall cease by 7:00 p.m., Monday through Friday, and shall not commence prior to 8 a.m. and shall cease by 7 p.m. Saturday and Sunday, unless otherwise approved by the Chief Building Official. There shall be no construction on Federal holidays. Interior construction such as sheet rock taping and texturing, painting, tile installation and similar activity shall be permitted outside the above hours provided that construction noise shall not be detectable outside of the buildings under construction or renovation.

- C. Construction activity shall not create dust, noise or safety hazards for adjacent residents and properties. Dirt and mud shall not be tracked onto Alvarado Street, Davis Street, Parrott Street or Thornton Avenue from the project site during construction. Standard construction dust control procedures, such as wetting, daily roadwashing and other maintenance functions to control emissions, shall be implemented at all times during outdoor construction. Dust generating activities such as grading, excavation, paving etc., shall be scheduled the early morning and other hours when wind speeds are low. All construction activities entailing soil disturbance shall cease when winds exceed 30 miles per hour as an hourly average.
- D. The developer shall prepare a construction truck route plan that would restrict trucks to arterial streets that have sufficient pavement section to bear the heavy truck traffic, thereby minimizing noise and traffic impacts to the community. The construction truck route plan shall be reviewed and approved by the City Transportation Administrator prior to receipt of the grading permit.
- E. Truck hauling activities shall be restricted to 8:00 a.m. to 5:00 p.m. There shall be no truck hauling activity on Saturdays, Sundays and Federal holidays.
- F. Procedures with the highest noise potential shall be scheduled for daylight hours, when ambient noise levels are highest.
- G. The contractor(s) shall be required to employ the quietest among alternative equipment or to muffle/control noise from available equipment.
- H. All construction contracts shall include the following requirements: 1) Unpaved construction sites shall be sprinkled with water at least twice per day; 2) Trucks hauling construction materials shall be covered with tarpaulins or other effective covers; 3) Streets surrounding demolition and construction sites shall be swept at least once per day; and 4) Paving and planting shall be done as soon as possible. City shall charge developer, and developer shall pay, for all costs of sweeping city streets in the vicinity of the project as necessary to control dust and spillage.
- I. The property shall be secured during construction with a six (6) foot tall chain link fence and any other security measures in accordance with recommendation of the San Leandro Police Department.

XII. POLICE DEPARTMENT REQUIREMENTS

- A. All trees planted to be mature enough and located are enough away from the sidewalk so their branches are at least 8 feet above the sidewalk area and 14 feet above the roadway.
- B. All building addresses shall be placed in such a position as to be plainly visible and legible from the street. Said numbers shall contrast with their background and be visible at night. Details including number size and location shall be submitted for the review and approval of the City of San Leandro Police Department, Fire Marshal and the Community Development Director, prior to issuance of building permits. Street names shall be approved by the City of San Leandro Police Department, Fire Marshal and the

Community Development Director. Specific property addresses will be assigned by the Building Division of the Community Development Department.

XIII. GENERAL CONDITIONS

- A. Prior to issuance of building permits, a lighting plan and specific street lighting details regarding location, candle power, and light levels (by submittal of a photometric study) shall be reviewed and approved by the City Engineer and Community Development Director.
- B. All exterior mechanical equipment such as air conditioning/heating units and radio/television antennas shall be screened from view so as not to be visible from adjacent properties or streets to the satisfaction of the Community Development Director. This condition shall not apply to wireless cable receivers that do not exceed three feet in diameter.
- C. All outstanding planning application fees shall be paid in full to the City of San Leandro prior to issuance of building permit.
- D. The approvals granted by the City as a result of this application, as well as the Conditions of Approval, shall be recorded in the Office of the County Recorder of Alameda County.