

EXHIBIT B

**RECOMMENDED CONDITIONS OF APPROVAL
PLN20-0044
1919 Williams Street APNs 77A-700-9-6 and 79A-332-2-9
Tyneise Beyer, HPA Architecture (Applicant)
Duke Realty 1919 Williams St LP (Property Owner)**

I. COMPLIANCE WITH APPROVED PLANS

1. The Project shall comply with the Plans and Exhibits, attached to the staff report dated June 2, 2022, 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: Sheet DAB-A1.1: Title Sheet and Overall Site Plan
 - Exhibit b: Sheet DAB-A1.1-ALT: Overall Alternative Site Plan
 - Exhibit c: Sheet DAB-A2.0: Existing Overall Floor Plan
 - Exhibit d: Sheet DAB-A2.1: Overall Floor Plan
 - Exhibit e: Sheet DAB-A3.0: Existing Elevations
 - Exhibit f: Sheet DAB-A3.1: Proposed Elevations
 - Exhibit g: Sheet DAB-A4.1: Details
 - Exhibit h: Sheet CV: Preliminary Site Improvement Plans
 - Exhibit i: Sheet C1: Topographic Survey
 - Exhibit j: Sheet C3: Demolition Plan
 - Exhibit k: Sheet C4: Preliminary Signing and Striping Plan
 - Exhibit l: Sheet C5: Preliminary Grading and Drainage Plan
 - Exhibit m: Sheet C6: Preliminary Utility Plan
 - Exhibit n: Sheet C7: Storm Water Quality Control Plan
 - Exhibit o: Sheet C8: Delivery Truck-WB50- Entry
 - Exhibit p: Sheet C9: Delivery Truck-WB50- Exit
 - Exhibit q: Sheet C10: Delivery Truck-WB67- Entry
 - Exhibit r: Sheet C11: Delivery Truck-WB67- Exit
 - Exhibit s: Sheet LC1.1: Preliminary Landscape Plan
 - Exhibit t: Sheet LC1.2: Preliminary Landscape Plan Details
 - Exhibit u: Applicant Statement
2. The Applicant and/or Property Owner shall be responsible for assuring that any successor in interest who assumes responsibility for this zoning approval is informed of its terms and conditions.
3. Pursuant to [Zoning Code Chapter 5.08](#), this approval shall lapse on **June 3, 2024**, unless a permit has been issued for the improvements identified with this Conditional Use Permit, Site

Plan Review Permit, and Height Exception Permit coupled with diligent progress evidencing good faith intention to commence the intended use.

4. The Project and use shall remain in substantial compliance with the approved plans and exhibits. Proposed changes to the Conditional Use Permit, Site Plan Review Permit, and Height Exception and/or the approved plans shall be made in writing to the Zoning Enforcement Official, who may either administratively approve a minor modification or bring it back to the Board of Zoning Adjustments for review.

II. PERMITTED USE

5. Scope of Work. The approval of the Conditional Use Permit, Site Plan Review Permit and Height Exception allows for the demolition of an existing one-story industrial warehouse and the construction of a two-story, 47'-6" tall, 221,495 square-foot industrial warehouse comprising 4,200 square feet of office space on the ground floor and 3,400 square feet of office space on the second floor and associated site, circulation, parking, and landscaping improvements on a 9.8-acre site zoned Industrial General (IG) located at 1919 Williams Street.
6. Warehouse - Wholesale/Retail Distribution Facilities and Warehouse - Storage Facilities shall be conditionally permitted uses under this Conditional Use Permit.

III. USE RESTRICTIONS

7. The City shall maintain the ability to revoke this Conditional Use Permit and set a new public hearing date in order to impose additional conditions to correct problems that may arise such as property maintenance and related Code violations and excessive nuisance related responses from code enforcement.

IV. ENGINEERING AND TRANSPORTATION DEPARTMENT REQUIREMENTS

8. Pursuant to Government Code Section 66020, including Section 66020 (d) (1), the City HEREBY NOTIFIES the Applicant and/or Property Owner for this Project that the 90-day approval period (in which the Applicant and/or Property Owner 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 and/or Property Owner fails to file a protest within this 90-day period, complying with all the requirements of Government Code Section 66020, the Applicant and/or Property Owner will be legally barred from later challenging any such fees, dedications, reservations or other exactions.
9. 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 City Engineer.
10. A Grading Permit is necessary for this project. The requirements for said permit are indicated in San Leandro Municipal Code §7-12. The Grading Permit can be processed prior to or concurrent with the Building Permit(s).
11. The Applicant and/or Property Owner shall pay design review fees, permit fees, inspection fees, sewer connection fees, and any other fees charged by the City or other reviewing agencies for the review, approval, permitting and inspection of the public and/or private improvements.
12. The Applicant and/or Property Owner shall pay design review fees, permit fees, inspection fees, sewer connection fees, and any other fees charged by the City or other reviewing agencies for the review, approval, permitting and inspection of the public and/or private improvements.

13. The Applicant and/or Property Owner shall obtain an Encroachment Permit from the Engineering and Transportation Department and pay encroachment permit fees for any work within the public right-of-way prior to the issuance of building permits for the project.
14. The Applicant and/or Property Owner shall comply with the regulations and provisions contained in the City's Grading Ordinance, the City's Storm Water Pollution Prevention Permit, and the National Pollutant Discharge Elimination System (NPDES), to the satisfaction of the City Engineer. More information may be found at www.cleanwaterprogram.org. Storm water runoff from this site will need to be treated before it enters the storm drain system.
15. The Applicant and/or Property Owner shall comply with the regulations and provisions contained in the City's Grading Ordinance, the City's Storm Water Pollution Prevention Permit, and the National Pollutant Discharge Elimination System (NPDES), to the satisfaction of the City Engineer. More information may be found at www.cleanwaterprogram.org. Storm water runoff from this site will need to be treated before it enters the storm drain system.
16. The Applicant and/or Property Owner shall comply with the following high standards for sanitation during construction of improvements: Garbage cans, construction dumpsters, and debris piles shall be removed on a minimum weekly basis. All food related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of in closed containers only and shall be regularly removed from the site. Inspections, conducted as part of the regular construction compliance, will be conducted to ensure compliance of the Applicant and/or Property Owner and contractors with this requirement
17. 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 recover 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.
18. All outdoor storage of parts and equipment shall be raised and covered.
19. The Project shall provide a roofed and enclosed area for dumpsters, recycling containers, compactors, and food waste containers. The area shall be designed to prevent water run-on to the area and runoff from the area and to contain litter and trash, so that it is not dispersed by the wind or runoff during waste removal.
20. Interior floor drains shall be plumbed to the sanitary sewer system and shall not be connected to storm drains.
21. All on-site storm drains must be inspected and, if necessary, cleaned at least once a year immediately prior to the rainy season. Additional cleaning may be required by the City.
22. Label /stencil each drain inlet to remind workers and customers that dumping is not allowed.
23. Wastewater from vehicle and equipment washing operations shall not be discharged into the storm drain system.
24. Commercial/industrial facilities having vehicle/equipment cleaning needs shall either provide a roofed, bermed area for washing activities or discourage vehicle/equipment washing by removing hose bibs (faucets) and installing signs prohibiting such uses. Vehicle/equipment washing areas shall be paved, designed to prevent run-on to or runoff from the area, and plumbed to drain to the sanitary sewer. A sign shall be posted indicating the location and allowed uses in the designated wash area. The Applicant and/or Property

Owner shall contact the contact City of San Leandro Wastewater Pollution Control Plant for specific connection and discharge requirements.

25. Vehicle / Equipment repair and maintenance shall be performed in a designated area indoors, or if such services are permitted to be performed outdoors, in an area designated to prevent the run-on and runoff of stormwater.
26. Outdoor services with potential to generate small particles, such as metal filings, brake dust, liquid spill, such as oil change, radiator work shall be performed under cover.
27. Secondary containment shall be provided for exterior work areas where hydraulic fluid, motor oil, brake fluid, gasoline, diesel fuel, radiator fluid, acid-containing batteries or other hazardous materials or hazardous wastes are used or stored. Drains shall not be installed within the secondary containment areas.
28. Vehicle service facilities shall not have floor drains.
29. Tanks, containers, or sinks used for parts cleaning and rinsing shall not be connected to the storm drain system. Tanks, containers, or sinks used for such purposed may only be connected to the sanitary sewer system if allowed by an industrial waste discharge permit. The Applicant and/or Property Owner shall contact City of San Leandro Wastewater Pollution Control Plant for specific connection and discharge requirements.
30. Inspect all vehicles left on site for drips and place drip pans under leaking vehicles. Drain fluids from all leaking or wrecked vehicle immediately, prior to storage.
31. Install RWQCB approved trash inserts at the proposed storm drain connections at the existing inlets along Williams Street and Merced Street. See the most recent approved list located [here](https://www.waterboards.ca.gov/water_issues/programs/stormwater/docs/trash_implementation/certified_fcsdevicelist_16Feb2021.pdf).
https://www.waterboards.ca.gov/water_issues/programs/stormwater/docs/trash_implementation/certified_fcsdevicelist_16Feb2021.pdf
32. Driveway and sidewalk construction shall be in compliance with the City of San Leandro Standard plans Dwg. No. 102, case 3101 and Dwg. No. 100, case 3101 respectfully.

V. BUILDING AND SAFETY SERVICES

33. All Project construction shall conform to all building codes and ordinances in effect at the time of building permit submittal.
34. Geotechnical structural plans review approval letter shall be submitted prior to the issuance of building permits.
35. Federal Aviation Administration (FAA) approval for any crane site work is required.
36. A PCB Report may be required, depending on existing structures on site, and must be done prior to the demolition of existing structures.
37. An Asbestos Report for demolition of existing structures is required prior to demolition.
38. Approval from Bay Area Air Quality Management District BAAQMD J # for demolition of existing structures is required prior to demolition.
39. A Lead Report is required if lead is detected prior to the issuance of building permits. Best practices for Lead removal is required.
40. All submittals shall include required mechanical, electrical, and plumbing plans. No deferred MEP's accepted.
41. The project is required to comply with Title 24.

42. Construction and Demolition is required to comply with CalGreen and CalGreen Non-Residential Mandatory Measures Checklist is required.
43. Van and standard accessible parking space with signage and stripping are required to be provided on plans.
44. Accessible path of travel from public right of way and accessible parking to new offices, employee work break room, and restrooms are required to be provided on plans.
45. Accessible clearances for all accessible spaces are required to be provided on plans.
46. Pedestrian gates for driveway gates, if used, are required to be provided on plans.
47. Clarification on plan submittal for fork lifts, if using, whether they be propane or diesel is required.
48. All exterior walking surfaces shall be ADA compliant and provided on plans.
49. Clarification on plans for exterior walkways, parking illumination, fixture location and fixture foot candle are required.

VI. ALAMEDA COUNTY FIRE DEPARTMENT REQUIREMENTS

50. A formal plan check review will be completed at time of building permit submittal. The building and parking lot will need to comply with all building and fire code requirements in effect at time of building permit submittal.
51. A Deferred Submittal is required for the installation of a fire protection system.
52. A Deferred Submittal is required for the installation of a fire protection system.
53. A Deferred Submittal is required for the installation fire alarm monitoring system.
54. A Deferred Submittal is required for the installation of an underground fire line.
55. Private hydrants will be required based on the type of the building construction and square footage per appendix B and C of the California Fire Code.
56. A Fire pump may be required based on available water supply and activity within the building.
57. Automatic smoke and heat vents maybe required based on the activity inside the building and the fire protection system.
58. Fire lanes are required and shall be posted to ensure access to the building.
59. Aerial access routes shall be provided per Appendix D of the California Fire Code.
60. Fire extinguishers shall be provided per the code.
61. Emergency lighting shall be provided with an average of -foot candle at the floor along the means of egress route.
62. Illuminated exit signs shall be provided indicating the means of egress route.
63. A Knox box shall be provided for fire department access to the building and through gates.
64. A pedestrian access gate shall be provide from the loading dock area to the public way.

VII. PUBLIC WORKS

65. The planned development falls within the Alameda County Industries (ACI) service area. Applicant and/or Property Owner should note the City of San Leandro holds an exclusive franchise agreement for solid waste and recycling services with ACI.

66. Driveways shall provide unobstructed access for collection vehicles. Applicant and/or Property Owner must ensure that there is adequate space for a collection vehicle to enter and exit the property in order to service containers.
67. The State of California has implemented AB 1826 requiring businesses that generate 2 cubic yards (or more) per week of solid waste to subscribe to organics recycling service. Enclosure(s) must have enough space to accommodate at least one solid waste container and one recycling bin of similar size. If required, enclosure must also accommodate a separate container for the collection of organics (food scraps, compostable paper, and plant debris).
68. Applicant and/or Property Owner must provide keys or cards to the franchised waste for any locked gates. If keys or cards are not provided, then the Applicant and/or Property Owner must ensure that all secured gates are open at 3:00am for collection.
69. Applicant and/or Property Owner is subject to Alameda County Mandatory Recycling Ordinance. For more information, visit www.RecyclingRulesAC.org. City of San Leandro trash enclosure guidelines for commercial establishments are available at: <https://www.sanleandro.org/civicax/filebank/blobdload.aspx?blobid=15084>.

VIII. ENVIRONMENTAL MITIGATION MEASURES

70. Mitigation Monitoring and Reporting Program. All mitigation measures identified in the adopted Environmental Impact Report shall be included and are hereby incorporated as Conditions of Approval. Said mitigation measures are listed in the Mitigation Monitoring and Reporting Program and the developer shall comply with and implement all provisions of said Mitigation Monitoring and Reporting Program. The applicant shall provide a copy of the Mitigation Monitoring and Reporting Program to all construction contractors prior to commencement with demolition of the property. The developer shall be responsible for compensating the City of San Leandro for costs associated with the enforcement and monitoring of the required mitigation measures prior to issuance of a Certificate of Occupancy.
71. Building Documentation. The applicant shall prepare archival documentation of as-built and as-found conditions of the property at 1919 Williams St. Prior to issuance of demolition permits, the City of San Leandro shall ensure that documentation of the buildings and structures proposed for demolition is completed that follows the general guidelines of Historic American Building Survey (HABS)-Level III documentation. The documentation shall include high resolution digital photographic recordation, a historic narrative report, and compilation of historic research. The documentation shall be completed by a qualified architectural historian or historian who meets the Secretary of the Interior's Professional Qualifications Standards for History and/or Architectural History (36 CFR Part 61). The original archival-quality documentation shall be offered as donated material to organizations and repositories that will make it available for current and future generations, including the City of San Leandro and the San Leandro Historical Society where it would be available to local researchers. Prior to the issuance of demolition permits, the City shall confirm documentation has been provided to all applicable organizations, including the City of San Leandro and the Historic Review Board.
72. Unanticipated Discovery of Archaeological Resources. Given the nature of the proposed improvements (i.e., no subterranean components) and existing site conditions, project-related ground disturbance (i.e., excavations) would not be anticipated to include ground disturbance in previously undisturbed areas and would thus be unlikely to impact native (intact) fossiliferous deposits. However, if cultural resources are encountered during ground-disturbing activities, work within 50 feet of the find shall be halted, and an archaeologist

meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (National Park Service 1983) shall be contacted immediately to evaluate the find (i.e., whether it is a "historical resource" or a "unique archaeological resource"). If the discovery proves to be significant under CEQA, additional work, recommended by the qualified archaeologist, the City, and if appropriate, local Native American Tribes, such as resource avoidance, or, where avoidance is infeasible in light of project design or layout or is unnecessary to avoid significant effects, data recovery excavation, Native American consultation, and archaeological monitoring may be warranted to mitigate significant impacts to cultural resources. In consultation with the archaeologists, the Applicant and/or Property Owner shall implement any measures deemed by City staff to be necessary and feasible to avoid or minimize significant effects to the cultural resources.

73. Unanticipated Discovery of Tribal Cultural Resources. In the event that tribal cultural resources of Native American origin are identified during construction, all earth-disturbing work within 50 feet of the find shall be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find and an appropriate Native American representative, based on the nature of the find, is consulted. If the City, in consultation with local Native Americans, determines the resource is a tribal cultural resource and thus significant under CEQA, a cultural resources management plan shall be prepared and implemented in accordance with state guidelines (PRC Section 20184.3 (b)(2)) and in consultation with Native American groups. The plan would include avoidance of the resource or, if avoidance of the resource is infeasible, the plan would outline the appropriate treatment of the resource in coordination with the archaeologist, if applicable, and the appropriate Native American tribal representative(s). The plan shall be reviewed and approved by the City and the consulting Native American tribal representative(s) prior to implementation.

IX. CONSTRUCTION AND MAINTENANCE PROVISIONS

74. Construction Hours. Construction on the Project site shall not begin prior to 7:00 am Monday through Friday, and prior to 8:00 am on Saturday and Sunday, and shall cease by 7:00 pm each evening, unless otherwise approved by the Chief Building Official. There shall be no construction on Federal holidays. Interior construction shall be permitted outside the above hours provided that construction noise shall not be detectable outside of the structures being built.
75. Construction Activity. Construction activity shall not create dust, noise or safety hazards for adjacent residents and properties. Dirt and mud shall not be tracked onto surrounding streets from the Project site during construction. All air quality and dust control mitigation measures identified in the Mitigation Monitoring and Reporting Program shall be adhered to at all times.
76. Construction Site Maintenance. During the construction phase, the site shall be well maintained in a neat manner, free of weeds, litter and debris.
77. Secure Construction Site. The property shall be secured during construction with a temporary six (6) foot high chain link fence with green screening and any other security measures in accordance with recommendation of the San Leandro Police Department. Alternative temporary fencing is subject to prior approval from the Zoning Enforcement Official. Temporary fencing shall be maintained and kept free of graffiti.
78. Pest and Vermin Control. Pest and vermin control shall be instituted prior to the demolition and construction of the project.

79. Construction Facilities. Potable water and temporary sanitary facilities shall be provided to workers during construction activities. Temporary sanitary facilities shall be kept in a clean and odorless condition, secured, and located away from nearby businesses.
80. Construction Contact. Adjacent businesses and residents shall be provided with the contact information of the responsible site foreman or managing general contractor during periods of grading and construction.
81. Property Maintenance. The project site and public right-of-way shall be well maintained and shall be kept free of litter, debris and weeds at all times. Post construction, the project site and public right of way shall be well maintained and shall be kept free of litter, debris and weeds. The Property Owner shall be responsible for the maintenance of the project site and adjacent public right-of-way.
82. Fencing and Walls. All fencing and walls on the project site shall be structurally sound, graffiti-free and well maintained at all times.
83. Signage. No temporary or unauthorized signs including but not limited to banners, streamers and pennants shall be placed on the property, unless approved by the City under a Temporary Sign Permit or Special Event Permit. The use of spotlights, feather signs, animated or inflatable signs, balloons, and lasers shall be prohibited at all times.
84. Construction Emissions. Project's construction contractor shall comply with the current Bay Area Air Quality Management District (BAAQMD) Best Management Practices for reducing construction emissions of PM10 and PM2.5. All Mitigation Monitoring and Reporting Program requirements shall be adhered to during the construction of the project.
85. Enforcement. Construction activities carried on in violation of these Conditions may be enforced as provided in the San Leandro Municipal Code and may be enforced by issuance of a stop work order and/or revocation of any or all permits issued for such construction activity.

X. ADDITIONAL PLAN SUBMITTALS

86. Final Landscape and Irrigation Plans. Prior to issuance of building permits, the developer shall submit Final Landscape and Irrigation Plans for the review and approval of the Community Development Director. The 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 certified by a California licensed landscape architect and shall conform to the Model Water Efficient Landscape Ordinance (MWELO) as updated by the State of California Department of Water Resources.
87. Final Site Lighting and Photometric Study. 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 and Principal Engineer. The plans and details shall show location, height, decorative features, and construction details showing materials and finishes to be used for construction. All site lighting shall be directed below the horizontal plane and no lighting may spill offsite.
88. Water Conservation. Final building plans submitted for building permit shall incorporate a range of water conservation measures to substantially reduce average per capita daily use. These measures shall include the use of equipment, devices and methods for plumbing fixtures and irrigation that provide for long-term efficient water use, subject to the review and approval of the Community Development Director.
89. Fencing. Barbed wire, razor wire, chain link, cyclone and electrified fences are prohibited.

90. Prior to issuance of any Certificate of Occupancy on the property, the improvements outlined above shall be completely installed to the satisfaction of the Community Development Director and the City Engineer.

XI. GENERAL CONDITIONS

91. Site Maintenance. The property owner, occupants, and tenants shall maintain the Project site and ensure that it is free of litter, weeds, and other debris in accordance with San Leandro Municipal Code §3-15-215.
92. Landscape Maintenance. All landscaping improvements shall be maintained in a healthy, growing, and weed-free condition at all times. Any missing, dead, or damaged plant and groundcover material shall be promptly replaced with a material similar in type and comparable in size to the plant(s) or groundcover being removed. Street trees and tree wells shall be maintained to provide shade cover and a healthy canopy. All trees shall be planted so that at maturity they are located far enough away from the sidewalk so that their branches are at least eight (8) feet above the sidewalk area and 14 feet above the roadway/vehicle traveled way. Pruning and tree trimming shall be avoided during nesting season.
93. Parking Area Maintenance. The property owner, occupants, and tenants shall regularly maintain the parking areas and shall be responsible for the prompt clean up and removal of litter, oil stains and spilled vehicle fluids. Parking areas shall be well maintained and kept free of litter and debris at all times.
94. Loading and Unloading. Employees, vendors and contractors shall not load or unload from the public right-of-way without prior approval of an encroachment permit. Loading and unloading shall not obstruct the flow of traffic in driving aisles or on surrounding streets. Fire lanes shall be clear of vehicles and equipment and accessible to emergency vehicles at all times.
95. Access to Conditions of Approval. The Conditional Use Permit, Site Plan Review, and Height Exception Conditions of Approval and Mitigation Monitoring and Reporting Program shall be available and accessible to all tenants, employees and vendors on the property.
96. Wireless Communications Facilities. Any future wireless telecommunications facilities proposed on the subject property considered through a separate permit shall be fully screened and incorporated wholly within the building's architecture. All service equipment and conduit shall be accommodated within the building's interior. No conduit or equipment shall be permitted to be mounted on the building's exterior walls. No conduit, panels or mechanical equipment may be mounted in a visible location or manner on the sides of the building. Generators for wireless facilities shall fully comply with noise generation standards.
97. Automotive Repair. No automotive repair, oil change, maintenance or servicing work shall be conducted outside the building.
98. Loudspeakers. Outdoor loudspeakers and public announcement systems shall be prohibited from installation and use.
99. Vehicles For Rent or Sale. At no time shall vehicles or trailers be displayed for rent or sale from the subject property.
100. Wrecked Vehicles. No wrecked vehicles, discarded auto parts, or any auto parts or related products shall be stored or displayed outside the building on the property.
101. Solid Waste Service Requirement. Applicant and/or Property Owner is required to have sufficient number and size of containers and service frequency for all waste generated (garbage, recycling and organics). Management of trash, solid waste and/or recyclables

containers shall be required to prevent exposure to or contamination of rainwater, creating illicit discharges or impacting receiving surface waters.

102. Dumpsters. All dumpsters or trash containers shall be kept in the trash enclosure except for the day(s) the collection company is scheduled for pick-up. Immediately after pick-up all dumpsters or trash containers shall be returned to the trash enclosure, out of public view.
103. Noise Regulations. All uses and activities shall comply with the provisions of the San Leandro Noise Regulations (Title IV, Chapter 1 of the Municipal Code). Tenants and vendors shall take proactive measures to avoid and reduce noise generated by forklift and delivery vehicles' audible reverse back-up signals and to ensure that loading and delivery activities are in compliance during the City's established quiet hours and do not pose a public nuisance during other times. The use of a spotter, rear cameras and/or radar is recommended over audible signals for all service and delivery vehicles.
104. Vibrations. No use, activity, or process shall produce vibrations that are perceptible without instruments by a reasonable person at the property lines of a site.
105. Dust. No use, process, or activity shall produce dust that is perceptible without instruments by a reasonable person at the property lines of a site.
106. Screened Mechanical Equipment. All exterior mechanical equipment such as air conditioning/heating units, emergency generators, wireless antennas and exhaust systems shall be fully screened from view so as not to be visible from adjacent properties or streets to the satisfaction of the Zoning Enforcement Official.
107. Screened Utilities. All electrical, gas, and water meters shall be located such that they will not be visible from the streets, or these units shall be screened or enclosed.
108. Graffiti. Any graffiti shall be promptly removed from the property. Any graffiti shall be promptly removed from building walls. 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.
109. Sidewalks. Sidewalk areas shall be kept free of obstruction and available for their designated use at all times. Building egress and accessible paths of travel shall remain unobstructed.
110. On-Site Lighting. New or replacement on-site lighting shall be LED or other energy-conserving lighting and shall be fully shielded, designed and located so as to not interfere with traffic on adjacent streets and so as not to shine on adjacent properties, details subject to the approval of the Community Development Director. After installation, the Community Development Director reserves the right to require adjustment of light fixtures to comply with this requirement.
111. Pet waste. Pet waste shall be promptly removed and properly disposed from all property sidewalks, parking lots and landscaping. An outdoor pet waste disposal receptacle shall be provided and maintained if pets are allowed on the premises.
112. Parking. Parking spaces designated for electric vehicles and van pool or shared ride commuters shall not be used or occupied by other types of vehicles. The storage of boats, trailers, camper tops, cargo containers and inoperable vehicles shall be prohibited from designated parking areas at all times.
113. Compliance. The Project and use shall remain in substantial compliance with the approved plans and exhibits.

114. Recorded Approvals and Conditions of Approval. 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 prior to issuance of building permits.
115. Fees. Any outstanding Planning, Engineering or Building deposit fees or balances shall be paid prior to issuance of a permit.
116. Amendments. No application for amendment of the application or Conditions of Approval may be accepted or submitted for processing by the City unless (i) there is full compliance with all terms of the application and Conditions of Approval; or (ii) the Zoning Enforcement official waives compliance with the terms of the application and Conditions of Approval pending application for the amendment.