

Exhibit 'B-2'



**City of Manteca
Development Services Department**

**Conditions of Approval
Prologis Manteca 2 Spreckels Distribution Center
Commercial Site Plan and Design Review SPC-24-29 &
Conditional Use Permit UPJ-24-30**

Project Name: Prologis Manteca 2 Spreckels Distribution Center

Project Files: Commercial Site Plan & Design Review SPC-24-29,
Conditional Use Permit UPN-24-30

Applicant: **Prologis LP**
615 International Parkway
Tracy, CA 95377

Project Location: 407 Spreckels Avenue, Manteca, CA 95336 (APN 221-250-35)

Project Approval: December 10, 2025

Project Expiration: December 10, 2028

APPROVED USE: This approval is subject to the Conditions set forth herein and shall be contingent upon final review and approval by the City of Manteca as follows:

Use type: Industrial, warehouse distribution center

Entitlements: Site Plan and Design Review: allows for the development of approximately 289,449 square feet building with a maximum of 46 loading docks on a 14.83-acre parcel.

Conditional Use Permit: allows for the operation of a warehouse distribution center in the Business Industrial Park (BIP) zoning district, subject to additional conditions of approval listed below.

Approved Site Plans: dated April 8, 2024

The following project Conditions of Approval is not intended to be an all-inclusive or comprehensive list of City regulations. All conditions are referenced to the site plan for Prologis Industrial Warehouse (dated April 8, 2024) on file with the City of Manteca, Community Development Department, Planning Division.



ATTACHMENT 7

ACKNOWLEDGEMENT AND ACCEPTANCE OF CONDITIONS OF APPROVAL

PREPARED BY THE CITY OF MANTECA PLANNING DIVISION FOR:

Commercial Site Plan & Design Review SPC-24-29, Conditional Use Permit UPN-24-30, to allow for the redevelopment of the 14.83-acre Project site with a 289,449 sf warehouse and office building with 46 truck dock doors, 184 parking automobile spaces (97 standard parking spaces, 4 accessible parking spaces, 4 van accessible parking spaces, 79 electric vehicle capable parking spaces), and 83 truck trailer spaces, at 407 Spreckels Avenue in Manteca, CA. (APN 221-250-35)

ACCEPTANCE OF CONDITIONS OF APPROVAL

I, (please print name) PROLOGIS, applicant/property owner for **SPC-24-29 and UPJ-24-30**, hereby accept the list of conditions of approval and do hereby agree to abide by said conditions. I acknowledge that unless the acceptance of conditions of approval is received within ten (10) days, or a letter of appeal is filed within ten (10) days, the **Site Plan Review and Conditional Use Permit** may be subject to automatic termination, possibly requiring a new application to be filed to bring the project or property into conformance with the Manteca Municipal Code. I also acknowledge that all applicable conditions of approval shall be fully complied with prior to and after issuance of a Certificate of Occupancy unless other arrangements have been made in writing with the Development Services Director.

Date of
Acceptance: 10/28/25

SPC-24-29 and UPJ-24-30

[Signature]
Applicant / Representative Signature (please sign in ink)

NICOLE TORSTNET
Print Name

PROLOGIS
Company

Date of
Acceptance: 10/28/25

[Signature]
Property Owner Signature (please sign in ink)

NICOLE TORSTNET
Print Name

PROLOGIS
Company

Exhibit 'B'

COA#	DEPT:	CONDITION:	CITATION:
GENERAL CONDITIONS:			
1	Planning	The Developer/Permitee/Applicant/property owner/usbdivider and the successor in interest shall The applicant shall indemnify and hold harmless the City, its council members and commissioners, officers, agents, employees, and representatives from liability for any award, damages, costs and fees, including without limitation attorneys' fees, incurred by the City and/or awarded to any plaintiff in any action related to or arising out of the City's approval of this project or site plan or any environmental or other documentation related to this project. The applicant further agrees to provide a defense for the City in any such action.	
2	Planning	With respect to any claim, action of proceeding against the City, its officials, employees or agents relating to the action or inaction of the City in reviewing, approving or denying entitlements of any type, the Developer agrees to indemnify, hold harmless and defend the City and its elected and appointed councils, boards, commissions, officers, agents, employees, and representatives from any and all claims, costs, and liability for claims of damage, for any property damage or personal injury, including death, which may arise as a result of any negligent acts or omissions by Developer or Developer's contractors, subcontractors, agents, or employees in connection with the construction, improvement, or operation, of the Project. This Agreement applies to all damages and claims for damages suffered or alleged to have been suffered arising out of or in connection to any and all Project operations, regardless of whether or not the City prepared, supplied or approved plans or specifications or both for the Project.	
3	Planning	This Site Plan & Design Review and Conditional Use Permit is approved, per the site plan dated April 8, 2024 and attachments, and as modified by the following Conditions of Approval, subject to final review and approval by the City of Manteca. This approval is dependent upon and limited to the proposals and plans contained, supporting documents submitted, presentations made to staff, Planning Commission and/or City Council as affirmed to by the applicant. Any variation from these plans, proposals, supporting documents or presentations is subject to review and approval prior to implementation.	
4	Planning	This Use Permit, Site Plan & Design Review approval shall be effectuated within a period of three (3) years of the Planning Commission's approval, no later than October 16, 2028.	
5	Planning	All conditions of approval shall be satisfied by the owner/developer. All costs associated with compliance with the conditions shall be at the owner/developer's expense.	
6	Planning	All activities undertaken in accordance with this approval shall comply with the City's General Plan and Municipal Code. In cases of conflict between the City's Municipal Code or map-specific conditions of approval, the governing priority shall be, to the extent legally permitted, as follows: 1) Municipal Code regulations; 2) project-specific conditions; 3) standard conditions.	
7	Engineering	All improvements shall comply with the City of Manteca Standard Plans and Specifications. Improvement plans shall be submitted to the City Engineer for approval.	
8	Engineering	An Encroachment Permit shall be obtained from the Engineering Division of the Department of Public Works for any work on a City road right-of-way. Encroachments shall require an encroachment detail plan submitted to the City Engineer for review and approval.	MMC 12.04.020
9	Engineering	On-site parking area pavement surface drainage slope shall be as follows: Minimum cross-slope on asphalt concrete is 2% or concrete is 1 % with a maximum of 5%. Concrete valley or curb gutters shall have a minimum slope of 0.25%. The pavement slope in ADA areas shall be 1.5% minimum to 2% maximum.	
10	Engineering	Driveway(s) and accessibility ramps installed with this project shall be in compliance with the latest revision of the California Building Code, Chapter 11B and Caltrans Standard Plans, detail A88A.	

Exhibit 'B'

COA#	DEPT:	CONDITION:	CITATION:
11	Engineering	Provide City Standard Refuse/Recycling Enclosures on-site at the locations shown on the site plan. Sizing shall be in accordance with City Standards. The refuse enclosure shall be graded so there is no storm drain or other flow run-on or run-off from the enclosure area. The enclosure area shall have a connection to the storm drain system, in compliance with the City's Post-Construction Manual.	
12	Engineering	Storm drain improvements shall be designed and constructed in conformance with the latest edition of the Storm Drain Master Plan, the City's Post-Construction Manual and City Standards.	
13	Engineering	It is recognized that the design and calculations which have been submitted thus far to demonstrate this project's compliance with the City's Post-Construction Stormwater Standards Manual are approved for project entitlements but may require further refinement for final approval, which is precedent to issuance of any building, grading, or construction permits.	
14	Engineering	Developer shall develop and submit a Project Stormwater Plan that identifies the methods to be employed to reduce or eliminate stormwater pollutant discharges through the construction, operation and maintenance of source control measures, low impact development design, site design measures, stormwater treatment control measures, and hydromodification control measures. Design and sizing requirements shall comply with the 2015 Post- Construction Stormwater Standards Manual. City of Manteca approval of the Project Stormwater Plan is precedent to issuance of any building, grading, or construction permits. An electronic copy of the Project Stormwater Plan shall be provided to the City of Manteca.	
15	Engineering	Developer shall develop a hydromodification management plan to ensure the post-project stormwater runoff flow rate shall not exceed estimated pre-project flow rate for the 2-year, 24-hour storm. The hydromodification management plan shall be incorporated into the Project Stormwater Plan.	
16	Engineering	Developer shall install double check detector check valves (DCDCV) where the fire hydrant/fire service line enters the site from the public water system. The DCDCV shall be installed on private property immediately adjacent to the City right-of-way or a dedicated City access easement and shall be maintained by the property owner.	
17	Engineering	Developer shall install one meter for the domestic water system for this project. The meter shall be installed at an accessible location within the public utility easement, adjacent to the City's ROW. Piping and appurtenances downstream of the water meter are private and will be maintained by the property owner.	
18	Engineering	Developer may install a separate water meter for the landscape irrigation system. The meter shall be installed at an accessible location within the public utility easement, adjacent to the City's ROW or waterline maintenance and access easement. Irrigation water from a potable water system shall be protected with a pressure backflow device. Piping and appurtenances downstream of the water meter are private and will be maintained by the Property Owner.	
19	Engineering	Developer shall install a reduced pressure backflow device immediately downstream of the water meter. The backflow prevention device shall be maintained by the Property Owner.	
20	Engineering	A manhole shall be located at the back of the sidewalk, adjacent to City right-of-way, where the sanitary sewer main enters the development. This manhole shall be the end of the City's maintenance responsibility for the sanitary sewer system.	
21	Building	A Building Permit shall be obtained from the Building Division of the Development Services Department for all non-exempt structures, pursuant to Section 105 of the California Building Code.	CBC, Section 105

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22	Planning	This project is subject to the adopted Spreckels Park Development Agreement and its Industrial Design / Architectural and Landscape Standards, guidelines and other requirements (document No. 9800025).	
23	Planning	The developer is responsible for contacting all responsible and commenting agencies and ensuring compliance with any applicable fees and/or rules.	
24	Planning	This approval does not vest Landowner's rights regarding the payment of any development impact fees, exactions and dedications, processing fees, inspection fees, plan checking fees or charges, or any other fee or charge that could have been legally imposed by the City when the original application was deemed complete. All fees and charges shall be paid at the rate in effect at the time such fees are customarily due.	
25	Planning	All ordinances, resolutions, rules, regulations and official policies governing design, improvement and construction standards and specifications applicable to the project and public improvements to be constructed by the Developer shall be those in force and effect at the time the applicable plan or permit approval is granted.	
26	Planning	This approval shall not preclude the application to development of the property of changes in City laws, regulations, plans or policies, the term of which are specifically mandated and required by changes in State or Federal laws or regulations.	
27	Planning	The applicant shall secure and comply with all applicable federal, state and local licenses, permits, authorizations, conditions, agreements, and orders prior to or during construction and operation, as appropriate.	
28	Planning	The developer shall pay all applicable processing fees, permit fees, City development fees, fire fees, school fees, drainage fees, habitat conservation fees and other public entity fees in effect at the time of the issuance of the applicable permit.	
29	Planning	The applicant shall comply with all regulations and code requirements of the Development Services Director, City Engineer, Building Official, Fire Chief, the Police Chief and any other agencies requiring review of the project. If required, these agencies shall be supplied copies of the final maps, site plans, public improvement plans, grading plans and building plans.	
30	Building	All conditions of approval for this project shall be written by the project developer on all building permit plan check sets submitted for review and approval. These conditions of approval shall be on, at all times, all grading and construction plans kept on the project site. It is the responsibility of the building developer to ensure that the project contractor is aware of, and abides by, all conditions of approval. Prior approval from the Director must be received before any changes are constituted in site design, grading, building design, building colors or materials, etc.	
31	Environmental Health	The developer shall comply with any applicable San Joaquin County Environmental Health Department rules and regulations.	
32	Fire	The developer shall comply with all applicable requirements of the Uniform Fire Code and the adopted policies of the City of Manteca Fire Department. Conditions of approval checklist shall be completed and attached to all plan checks submitted for approval indicating that all conditions have been satisfied.	
33	Planning	The approval of this application does not constitute approval of any other entitlement or any other necessary permit, license, or approval.	
34	Planning	The applicant is responsible for contacting all appropriate utility companies to obtain agreements for extension and/or relocation of services necessary for the proposed development.	
35	Building	This project will be required to comply with the Model Water Efficient Landscape Ordinance requirements of the California Code of Regulations, Title 22, Division 2, Chapter 2.7.	

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36	Fire	Operations that require operational permits (High Piled Storage, Hot Work, Compressed Gas, Battery Storage and all others listed in CFC 105) shall be identified on the plan submittal.	
37	Env. Health	Any abandoned well(s) are to be destroyed under permit and inspection by the Environmental Health Department, as required by San Joaquin County Development Title, Section 9-1115.5(e).	SJCDT Section 9-1115.5(E)
38	Env. Health	Any geotechnical drilling shall be conducted under permit and inspection by The Environmental Health Department.	SJCDT Section 9-1115.3 and 9-1115.6
39	SJMSCP	This project is subject to the SJMSCP. This can be up to a 30-day process and it is recommended that the project applicant contact SJMSCP staff as early as possible. It is also recommended that the project applicant obtain an information package, http://www.sjcog.org or call (209) 235-0600.	

CONDITIONS TO BE MET PRIOR TO ISSUANCE OF FIRST CONSTRUCTION PERMIT (GRADING OR BUILDING PERMIT), FOR SPC-24-29:

40	Engineering	Prior to the start of construction, all survey monuments that have the possibility of being damaged, destroyed or covered over during the course of construction for this project, shall be located and referenced by a licensed land surveyor and a corner record or record of survey shall be filed with the county surveyor. Survey monuments which are damaged, destroyed or covered over during the course of construction must be re-set at the original location with a new monument and monument box and another corner record or record of survey shall be filed with the county surveyor. All work in this condition shall be done by a licensed land surveyor.	BPC, Section 8771
41	Engineering	Developer shall develop and submit an Operations and Maintenance Plan that identifies the operations, maintenance, and inspection requirements of all stormwater treatment and baseline hydromodification control measures identified in the approved Project Stormwater Plan. City of Manteca approval of the preliminary Operations and Maintenance Plan is precedent to issuance of any building, grading, or construction permits. An electronic copy of the Maintenance Plan shall be provided to the City of Manteca.	
42	Planning	Site development plans shall be in substantial conformance to the approved tentative map/site plan and must be submitted, in English units, to the City Engineering Department for review and approval. Maps shall be prepared, wet signed and sealed by a civil engineer, land surveyor, or architect registered in the State of California and licensed to prepare final maps and/or site development plans.	MMC 16.13.040(B)
43	SJVAPCD	This project is subject to the rules and regulations of the San Joaquin Valley Air Pollution Control District (SVAPCD). The applicant must provide clearance from SVAPCD prior to issuance of any grading or building permits.	MMC 16.01.080
44	SJCOG	This project is subject to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). The applicant must provide a Certificate of Payment prior to issuance of any grading or building permits.	MMC 13.40
45	Planning	Signage is not approved as part of this application. The building shall have a maximum of 200 square feet of signage per front elevation per tenant. A sign plan shall be reviewed by the Planning Department for consistency with Section 17.54.080 of the Municipal Ordinance prior to issuance of a Building Permit.	
46	Planning	The applicant shall review the City Staff redlined copy of the preliminary landscaping and irrigation plan and revise the plans accordingly prior to resubmittal.	
47	Planning	Irrigation plans shall be submitted for review and approval prior to building permit issuance.	

Exhibit 'B'

COA#	DEPT:	CONDITION:	CITATION:
48	Planning	<p>The applicant shall meet the landscaping requirements of Manteca Municipal Code Chapter 17.48.040 Landscape Improvement Requirements.</p> <p>(a) All on-site landscaping requirements are in addition to the landscaping requirements discussed in the Landscape Zone Design requirements.</p> <p>(b) On-site landscaping along arterials between the property line and the building, parking lot or vehicular maneuvering or circulation improvements shall be installed and maintained by the property owner. These improvements shall be designed as an extension of the adjacent public arterial landscaping.</p> <p>(c) Perimeter landscaping is required adjacent to street frontages. These perimeter areas should include trees, shrubs, and ground cover. Landscaped berms are encouraged to soften the transition between street and parking lot.</p> <p>(d) Landscaping is required in the zone between office buildings and parking along street frontages. The total landscaped zone shall be a minimum of fifteen (15) feet measured from face of curb to face of building. Up to five (5) feet of this zone may be taken up by a sidewalk.</p> <p>(e) Completion of the landscaping is encouraged to be simultaneous with the completion of the building and other improvement on site.</p> <p>(f) Landscaping shall not obstruct sight lines at street or driveway intersections.</p> <p>(g) As stated above in (b), a mixture of tree, shrubs and groundcovers is required in any landscape area. Toward this end at least one (1) tree shall be provided for each 2,000 square feet of landscaped area between buildings and street property lines. Trees must be a minimum of fifteen (15) gallon size at planting.</p> <p>(h) Reasonable access through landscaping shall be provided to public and private utility lines and easements for installation and repair.</p> <p>(i) Both perimeter and interior landscaping shall include canopy-type trees. The location and spacing of trees is dependent on the type of tree used, but the effect should be a consistent tree cover which will provide shade.</p> <p>(j) The plant palette should be relatively limited and applied in groupings of similar species rather than a few plants of many different species planted together. The use of water conserving plantings, such as California natives and drought tolerant trees, shrubs and turf is encouraged.</p> <p>(k) Live plant materials should be used in all landscaped areas. The use of gravel, colored rock, bark and other similar materials are not acceptable as a sole ground cover material.</p> <p>(1) Automatic irrigation is required for all landscaped areas. Plants should be watered and maintained on a regular basis. Irrigation systems should be designed so as not to overspray walks, buildings, parking areas, etc. The use of water conserving systems such as drip irrigation for shrub and tree planting is encouraged.</p> <p>(2) All undeveloped site areas and building pads should be seeded with perennial grasses prior to construction of the next phase of a project. All pads and site areas not leased for agriculture shall be mowed annually in the late spring, consistent with the City nuisance abatement program. Use of turf in the narrow tree islands is discouraged.</p> <p>(l) A minimum of 25% of trees planted on site shall be 24-inch box.</p> <p>(m) Thirty percent of the trees planted on site shall be an evergreen species.</p> <p>(n) Landscaping shall not disrupt or block exterior lighting from illuminating its intended subject or the line-of-sight of windows on-site.</p>	

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COA#	DEPT:	CONDITION:	CITATION:
48 (con't)	Planning	(o) The property owner shall be responsible for maintaining landscaping in a healthy and attractive condition. All landscaping shall be maintained. Shrubs shall be limited to two-feet in height and mature trees shall be limbed up to six-feet above the ground. Dead or dying plants shall be replaced with materials of equal size and similar variety.	
49	Planning	Prior to issuance of any grading or building permits, Project Building Plans shall demonstrate compliance with the following applicable measures included in the City's Climate Action Plan, to the satisfaction of the City of Manteca Development Services Department: provide proof (through calculations or other) that the proposed project would exceed current Title 24 Energy Efficiency Standards by 10 percent. If the project design cannot meet this requirement, the project applicant shall coordinate with the City to determine alternative options (e.g., solar energy, exterior lighting, water savings, etc.); and provide proof (through calculations, notation on project plans, or other) that the proposed project shall implement a recycling or waste diversion program sufficient to exceed the State recycling and diversion targets by at least 10 percent.	
50	Building	Prior to the issuance of a building permit, the building's electrical room shall be sufficiently sized to hold additional panels that may be needed in the future to supply power to trailers with Transportation Refrigeration Units (TRUs) during the loading/unloading of refrigerated goods. Conduit should be installed from the electrical room to the loading docks determined by the Project Applicant during construction document plan check as the logical location(s) to receive trailers with TRUs.	MMRP MM 4.1-1
51	Building / Planning	Prior to the issuance of a building permit for a cold storage operator, the Project applicant shall provide evidence to the City that all TRU loading docks install electrical hookups to facilitate plug-in capabilities and support use of electric standby and/or hybrid electric TRUs, and all loading docks are designed to be compatible with SmartWay trucks. All site and architectural plans submitted to the City Planning Department shall note all the truck/dock bays designated for electrification.	MMRP MM 4.1-2
52	Planning	Migratory / Nesting Bird Survey and Protection. To maintain compliance with the Migratory Bird Treaty Act and California Fish and Game Code Sections 3503, 3503.5, and 3513, site preparation activities (such as ground disturbance, construction activities, and/or removal of trees and vegetation) should be conducted, to the greatest extent possible, outside of the nesting season (February 1 through September 15). If avoidance of the nesting season is not feasible, then a qualified biologist shall conduct a pre-construction nesting bird survey within three days prior to any disturbance to the Project site. If active nests are identified, the biologist shall establish appropriate avoidance buffers around the nest (based on the species detected), and the buffer areas shall be avoided until the nests are no longer occupied (through routine nest monitoring by the qualified biologist) and the juvenile birds can survive independently from their nest(s). In addition, if portions of the Project site have not been disturbed within three days after the initial nesting bird survey, additional nesting bird surveys will be conducted (within the nesting bird season, February 1 to September 15) until all portions of the Project site have been disturbed appropriately (as determined by a qualified biologist) as to not provide potential nesting habitat.	MMRP MM 4.2-1

Exhibit 'B'

COA#	DEPT:	CONDITION:	CITATION:
53	Planning	<p>MM 4.1-1 Prior to issuance of a grading permit, the Project Applicant shall provide written verification in the form of a letter from the archaeologist to the City's Development Services Director stating that a Qualified Archaeologist that meets the U.S. Secretary of Interior Standards has been retained to implement the monitoring program. The monitoring program shall require that: a) The Archaeologist shall be present during all ground-disturbing activities to identify any known or suspected archaeological and/or cultural resources. b) Prior to any ground disturbing activities, the Archaeologist shall conduct Worker Environmental Awareness Training. The purpose of the training is to educate the construction crew and establish protocols for identifying and evaluating the significance of unanticipated finds. The Archaeologist shall provide cultural resource awareness training to all field crew and field supervisors. The training shall include a description of the types of resources that may be found in the Project area, the protocols to be used in the event of an unanticipated discovery, the importance of cultural resources to the Native American community, and the laws protecting significant archaeological and historical sites.</p> <p>c) If unknown precontact or historic-era cultural resources are encountered during Project activities, all ground-disturbing activities within 50 feet of the find shall cease until the Archaeologist can evaluate the significance of the resource, including potential eligibility for listing in the California Register of Historical Resources (CRHR), and recommend appropriate treatment measures. d) If any buried historic-era cultural resources are found to be eligible for listing in the CRHR, shall first consider avoidance and preservation in place. If avoidance is infeasible, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the Archeologist and approved by the City before being carried out using professional archaeological methods. All cultural material collected during the grading monitoring program shall be processed and curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to an appropriate curation facility, to be accompanied by payment of the fees necessary for permanent curation. e) The City shall consult with interested Native American representatives in determining appropriate mitigation for unearthed cultural resources if the resources are precontact or important to Native American culture. f) If additional studies or data recovery mitigation is necessary, the qualified subject matter expert shall prepare a report documenting these studies and/or additional mitigation of the resource. A copy of the report shall be provided to City and the CCAIC. Construction can recommence based on the direction of the Archaeologist and/or other subject matter expert with the City's concurrence.</p>	MMRP MM 4.3-1

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54	Planning	<p>Prior to issuance of grading permits, the Project Applicant shall demonstrate that a paleo monitor has been retained to conduct full time monitoring of grading/excavation activities in undisturbed sediments. If paleontological resources are discovered during earth disturbance activities, the discovery shall be cordoned off with a 50-foot radius buffer so as to protect the discovery from further potential damage, and an San Joaquin County Certified Professional Paleontologist shall be consulted to assess the discovery. The Project Applicant shall submit a monitoring and recovery plan for this Project to the City for review, in the event that paleontological resources are uncovered during grading activities. The monitoring and recovery plan shall include the following requirements. a) Monitoring of mass grading and excavation activities shall be performed by a qualified paleontologist. Monitoring will be conducted full-time in areas of grading or excavation in undisturbed sediments. b) Paleontological monitors will be equipped to salvage fossils as they are unearthed to avoid construction delays. The monitor must be empowered to temporarily halt or divert equipment to allow removal of fossils in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or, if present, are determined upon exposure and examination by qualified paleontological personnel to have low potential to contain fossil resources. The monitor shall notify the project paleontologist, who will then notify the concerned parties of the discovery. c) Paleontological salvage during trenching and boring activities is typically from the generated spoils and does not delay the trenching or drilling activities. Fossils will be collected and placed in cardboard flats or plastic buckets and identified by field number, collector, and date collected. Notes will be taken on the map location and stratigraphy of the site, which is photographed before it is vacated and the fossils are removed to a safe place. If the site involves remains from a large terrestrial vertebrate, such as large bone(s) or a mammoth tusk, that is/are too large to be easily removed by a single monitor, a fossil recovery crew shall excavate around the find, encase the find within a plaster and burlap jacket, and remove it after the plaster is set. For large fossils, use of the contractor's construction equipment may be solicited to help remove the jacket to a safe location. d) Recovered specimens will be prepared to a point of identification and permanent preservation, including screen-washing sediments to recover small invertebrates and vertebrates. e) Recovered specimens shall be identified and curated into a professional, accredited public museum / repository with a commitment to archival conservation and permanent retrievable storage (e.g., University of California Museum of Paleontology). The paleontological curation program should include a written repository agreement prior to the initiation of monitoring activities. Prior to curation, the lead agency (e.g., the City of Manteca Planning Division) will be consulted on the repository/museum to receive the fossil material. f) A final report of findings and significance will be prepared, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location(s). The report, when submitted to, and accepted by, the appropriate lead agency, will signify satisfactory completion of the project program to reduce impacts to any potential nonrenewable paleontological resources (i.e., fossils) that might have been lost or otherwise adversely affected without such a program in place.</p>	MMRP MM 4.5-1

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55	Engineering / Planning	Prior to the issuance of grading permits, the Project Applicant shall prepare an Addendum to the Soil Management Plan (SMP) to address grading and excavation activities specific to the Project. The SMP Addendum shall be submitted for approval by the Central Valley Regional Water Quality Control Board (RWQCB). The Project Contractor shall adhere to the protocols and performance standards stipulated in the SMP (Technical Appendix H2 of the Project EIR). Contractors working at the site shall have the current HAZWOPER health and safety training and follow all applicable Cal/OSHA regulations for construction safety. A Completion Report shall be prepared at the conclusion of grading activities. The report shall document field monitoring activities and visual observations made during grading/excavations, as well as soil sampling locations and results. The report shall include a description of the location of impacted soil encountered, actions taken to characterize and mitigate impacts, confirmation soil sampling results, and disposition of any excavated soil. In addition, the report shall include a description of encountered subsurface structures and steps to remove and close such structures. The report shall be reviewed and approved by the City of Manteca Director of Development Services, prior to issuance of building permits.	MMRP MM 4.7-1
56	Planning	MM 4.1-1 Prior to the issuance of a grading permit, the Project Applicant shall install a minimum 12-foot-high temporary noise barrier along the northern, western and southwestern Project site boundary, as shown in Figure 4.10-4, Temporary Construction Noise Barrier. The noise control barriers must have a solid face from top to bottom. The noise control barriers must meet the minimum height and be constructed as follows: a) The temporary noise barriers shall provide a minimum transmission loss of 20 dBA (Federal Highway Administration, Noise Barrier Design Handbook). The noise barrier shall be constructed using an acoustical blanket (e.g. vinyl acoustic curtains or quilted blankets) attached to the construction site perimeter fence or equivalent temporary fence posts. b) The noise barrier must be maintained, and any damage promptly repaired. Gaps, holes, or weaknesses in the barrier or openings between the barrier and the ground shall be promptly repaired. c) The noise control barrier and associated elements shall be completely removed, and the site appropriately restored upon the conclusion of the construction activity.	MMRP MM 4.10-1
57	Engineering / Planning	MM 4.1-1 Prior to the issuance of grading permits, the Project Applicant shall submit a construction management plan demonstrating that best management practices are implemented for construction activities, including but not limited to: a) Construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. b) All stationary construction equipment shall be placed in such a manner so that emitted noise is directed away from any sensitive receivers. c) Construction equipment staging areas shall be located at the greatest feasible distance between the staging area and the nearest sensitive receivers. d) The construction contractor shall limit equipment and material deliveries to the same hours specified for construction equipment for MM-2. e) Electrically powered air compressors and similar power tools shall be used, when feasible, in place of diesel equipment. f) No music or electronically reinforced speech from construction works shall be allowed.	MMRP MM 4.10-2

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58	Planning	Prior to the issuance of grading permits, the Project Applicant shall provide written verification in the form of a letter from a tribal representative to the City's Development Services Director stating that a tribal/archaeological monitor from the Muwekma Ohlone Tribe has been retained to implement the monitoring program. The tribal representative will assist in the identification of Native American resources and shall be on-site during all ground-disturbing activities. The tribal representative should be onsite any time the consulting archaeologist is required to be on-site. Working with the consulting archaeologist, the tribal representative shall have the authority to halt, redirect, or divert any activities in areas where the identification, recording, or recovery of Native American resources are on-going. If significant artifacts are identified, treatment of the artifact in coordination with the tribal representative which may include reburial, relocation, or curation.	MMRP MM 4.12-1
59	Planning	Prior to building permit issuance, the landscape plans, wet-signed by a certified landscape architect shall be submitted for review and approval. A wet-signed signature also needs to accompany the statement on the plans stating they are MWELO compliant.	
60	Planning	Prior to building permit issuance, applicant must submit photometric plan with construction documents. Applicant/developer shall ensure all illumination standards are met for this project: a. Parking lots, driveways, trash enclosures/areas, public phones, and group mailboxes shall be illuminated with a minimum maintained 1 foot-candle of light and an average not to exceed 4 foot-candles of light. The illumination shall not exceed 10 foot-candles in any one location (17.50.060. D.1.). b. Pedestrian walkways shall be illuminated with a minimum maintained 0.5 foot-candle of light and an average not to exceed 2 foot-candles of light (17.50.060. D.2.). c. Entryways and exterior doors of nonresidential structures shall be illuminated during the hours of darkness with a minimum maintained 1 foot-candle of light, measured within a 5-foot radius on each side of the door at ground level (17.50.060. D.3.).	
61	Building	Pursuant to Section 422.4 of the California Plumbing Code, toilet facilities shall be accessible to employees at all times, should not be more than 500 feet from where employees are regularly employed. The plans shall indicate the location of the toilet facilities and the travel distance from work areas.	CPC, Section 422.4
62	Fire	Fire Department Access: Provide a minimum of 44' external radius and internal radius of 25'. All main drive aisle and roads around the complex and around each building, or group of buildings within this project shall be designated Emergency Vehicle Access Lanes and shall be 26' in width for ladder truck operations.	
63	Fire	Fire Hydrants: Plans and specifications for fire hydrant systems shall be submitted for review and approval prior to construction. a) Fire hydrants shall be installed on a minimum 8-inch looped water main. b) Fire hydrants shall be installed around all buildings at a maximum spacing of 300 feet in accordance with the City of Manteca Standards and California Fire Code. Corners should be utilized for hydrant locations when possible. c) Hydrants subject to vehicular damage shall be protected in an approved manner and not be obstructed by vehicles or other obstructions. d) Provide 3 feet of clearance on either side of fire hydrant from stopped or parked vehicles. e) Additional fire hydrants may be required to meet the minimum spacing requirement of hydrants within 90 feet of Fire Department Connections, (FDC) for Fire Sprinkler Systems.	

Exhibit 'B'

COA#	DEPT:	CONDITION:	CITATION:
63 (con't)	Fire	f) The on-site fire protection system (fire hydrants and associated water mains) shall be installed and at full pressure, and the completed ST-1 compaction report submitted, prior to delivery or storage of any combustibles on site. g) Total Fire Flow (appendix B of CFC) shall be calculated and submitted as part of the permit submittal.	
64	Fire	Underground piping for the fire sprinkler shall be approved by the Fire Department prior to permit issuance.	
65	Fire	Fire Suppression Systems: The entire building must be protected by an approved monitored automatic sprinkler system in accordance to NFPA 13, CFC, CBC, and Manteca Municipal Code Section 15.24. Fire Alarm/Sprinkler monitoring shall be point ID.	
66	Fire	Fire Suppression Approval. Plans and specifications for fire suppression systems shall be submitted for review and approval prior to construction. If work differs from approved plans, a set of "as built" shall be submitted to the Fire Department prior to final inspection. Sprinkler Plans shall include all soffits, drops or obstructions.	
67	Fire	Trash enclosures/dumpsters shall not be allowed within 5 feet of any combustible walls, openings, or combustible roof eaves, unless protected by an automatic fire sprinkler.	

CONDITIONS TO BE MET PRIOR TO COMMENCEMENT OF VERTICAL CONSTRUCTION, SPC-24-29:

68	Building	The Developer shall submit a pad elevation certification prepared by a licensed land surveyor or registered civil engineer to the Chief Building Official, certifying that the building location (setbacks) are pursuant to the approved plans prior to receiving a foundation inspection.
69	Fire	Inspections. Fire protection systems (fire hydrants, water mains, etc.) shall be installed, tested and approved by the City prior to the issuance of any building permits for vertical construction. The Fire Department shall witness all system and acceptance tests. Please provide 24-hour notice prior to any system or acceptance tests.
70	Engineering	The Developer shall submit all necessary off-site improvement plans to the City Engineering Department for review and approval. Off-site plan approval and ordering of traffic signal poles and appurtenances must be completed prior to commencement of vertical construction.

CONDITIONS TO BE MET DURING CONSTRUCTION (ONGOING), SPC-24-29:

71	Planning	Prior to the commencement of construction activities during the nesting season for Swainson's hawk (between March 1 and September 15): (1.) A qualified biologist or qualified ornithologist shall conduct a nesting survey within 15 days prior to construction. If disturbance associated with the project would occur outside of the nesting season, no surveys shall be required; (2.) If Swainson's hawk are identified as nesting on the project site, a non-disturbance buffer of 75-feet shall be established or as otherwise prescribed by a qualified ornithologist. The buffer shall be demarcated with painted orange lath or via the installation of orange construction fencing. Disturbance within the buffer shall be postponed until a qualified ornithologist has determined that the young have attained sufficient flight skills to leave the area or that the nesting cycle has otherwise completed. Results of the preconstruction survey shall be submitted to the City of Manteca Development Services Department for review.
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Exhibit 'B'

COA#	DEPT:	CONDITION:	CITATION:
72	Planning	A qualified biologist or ornithologist shall perform a pre-construction field survey for burrowing owl during either non-breeding or breeding seasons – the non-breeding survey between September 1 and January 31 and breeding season between February 15 and August 15. The survey shall be conducted from two hours before until one hour after sunset or from one hour before to two hours after sunrise when the species is most active. The survey techniques shall be consistent with the CDFW survey protocol and include a 500-foot-wide buffer zone surrounding the project site. If no burrowing owls are detected during preconstruction surveys, then no further mitigation is required. Results of the preconstruction survey shall be submitted to the City of Manteca Development Services Department for review. If active burrowing owl burrows are identified, project activities shall not disturb the burrow during the nesting season (February 1–August 31) or until a qualified biologist has determined that the young have fledged or the burrow has been abandoned. A no disturbance buffer zone of 660-feet is required to be established around each burrow with an active nest until the young have fledged the burrow as determined by a qualified biologist.	
73	Building	During all construction phases, Developer shall comply with City Laws regarding dust control. Developer shall also comply with San Joaquin Valley Unified Air Pollution Control District Regulation VIII (Fugitive Dust Prohibitions) in an effort to reduce the amount of fine particulate matter (PM10) entrained into the ambient air from man-made sources.	SJVAPCD Regulation VIII
74	Engineering	The applicant shall take all necessary measures to ensure that his activities or those of his agents do not result in measurable erosion of soils on the site, either wind or water, during the construction and operation of the project covered by this approval.	
75	Engineering	During all construction phases, Developer shall comply with City Laws regarding dust control. Developer shall also comply with San Joaquin Valley Unified Air Pollution Control District Regulation VIII (Fugitive Dust Prohibitions) in an effort to reduce the amount of fine particulate matter (PM10) entrained into the ambient air from man-made sources.	City Council Resolution R1999-138
76	Planning	The applicant/property owner is responsible for complying with all aspects of the Mitigation Monitoring and Reporting Program dated September 2025.	MMRP
77	Planning	If potentially significant historic resources are encountered during subsurface excavation activities, all construction activities within a 100-foot radius of the resource shall cease until a qualified archaeologist determines whether the resource requires further study. The City shall require that the applicant include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. Any previously undiscovered resources found during construction shall be recorded on appropriate California Department of Parks and Recreation forms and evaluated for significance in terms of California Environmental Quality Act criteria by a qualified archaeologist. Potentially significant cultural resources consist of but are not limited to stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. If the resource is determined to be significant under CEQA, the City and a qualified archaeologist shall determine whether preservation in place is feasible. Such preservation in place is the preferred mitigation. If such preservation is infeasible, the qualified archaeologist shall prepare and implement a research design and archaeological data recovery plan for the resource. The archaeologist shall also conduct appropriate technical analyses, prepare a comprehensive written report and file it with the appropriate information center (California Historical Resources Information System), and provide for the permanent curation of the recovered materials.	

Exhibit 'B'

COA#	DEPT:	CONDITION:	CITATION:
78	Planning	If previously unknown human remains are encountered during construction activities, Section 7050.5 of the California Health and Safety Code applies, and the following procedures shall be followed: In the event of an accidental discovery or recognition of any human remains, Public Resource Code Section 5097.98 must be followed. Once project-related ground disturbance begins and if there is accidental discovery of human remains, the following steps shall be taken: There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the San Joaquin County Coroner's Office is contacted to determine if the remains are Native American and if an investigation into cause of death is required. If the coroner determines the remains are Native American, the coroner shall contact the NAHC within 24 hours, and the NAHC shall identify the person or persons it believes to be the "most likely descendant" of the deceased Native American. The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98.	
79	Planning	In the event that plant or animal fossils are discovered during subsurface excavation activities for the proposed project, all excavation within 50 feet of the fossil shall cease until a qualified paleontologist has determined the significance of the find and provides recommendations in accordance with Society of Vertebrate Paleontology standards. The paleontologist shall notify the City of Manteca to determine procedures to be followed before construction is allowed to resume at the location of the find. If the find is determined to be significant and the City determines that avoidance is not feasible, the paleontologist shall design and implement a data recovery plan consistent with the Society of Vertebrate Paleontology standards. The plan shall be submitted to the City for review and approval. Upon approval, the plan shall be incorporated into the project.	
80	Planning	Property owner shall ensure compliance with the San Joaquin Valley Air Pollution Control District's Indirect Source Review, Rule 9510.	
81	Env. Health	Before any hazardous materials/waste can be stored or used onsite, the owner/operator must report the use or storage of these hazardous materials to the California Environmental Reporting System (CERS) at cers.calepa.ca.gov/ and comply with the laws and regulations for the programs listed below (based on quantity of hazardous material in some cases). The applicant may contact the Program Coordinator of the CUPA program, Melissa Nissim (209) 468-3168, with any questions. This applies to any amount of, but not limited to the following hazardous waste: hazardous material spills, used oil, used oil filters, used oil-contaminated absorbent/debris, waste antifreeze, used batteries or other universal waste, etc.	Health & Safety Code (HSC) Sections 25404 & 25180 et sec.

CONDITIONS TO BE MET PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, SPC-24-29:

82	Engineering	Street improvements and City easement dedications shall be completed as a condition of the first final inspection of a building permit for this development. This shall be noted on the cover of the building permit submittal.
83	Engineering	Developer shall install a traffic signal at the Spreckels Avenue and Phoenix Drive intersection. This work includes addition of signal poles, installation of a camera detection system, relocation of existing poles, new signal timing, lighting, signage, striping and installation of pedestrian crossing facilities. The work associated with this signal is reimbursable via the City's Public Facilities Implementation Program (PFIP).
84	Engineering	Developer shall install street lights along the Project frontage along Spreckels Avenue to maintain a minimum average foot candle coverage of one (1.0) foot candle. The average to minimum uniformity ratio must not exceed 4:1.

Exhibit 'B'

COA#	DEPT:	CONDITION:	CITATION:
85	Engineering	Developer shall perform the following pavement restoration on Spreckels Avenue from the north project limits to 1,000' feet south: Grind and replace the center median lane and both northbound lanes to a depth of 6". Asphalt replacement to be placed in a maximum lift thickness of 3" (two lifts).	
86	Solid Waste	The refuse enclosure shall be finished and painted to match the building.	
87	Building	Prior to issuance of a Certificate of Occupancy, the applicant shall ensure that the site is developed in accordance with the plans dated April 8, 2024. Development of the site shall not be modified by the applicant/developer or by any City Department or Division without prior express written approval by the designated approving authority as stipulated in Section 17.10.060(C) of the City of Manteca Municipal Code (MMC). If any structure(s) landscaping, parking, signage or other features of the approved plans are installed, constructed or removed or site improvements otherwise deviate from what was shown or illustrated on these approved plans, that shall render this entitlement modified. All modifications shall be brought into conformance with the approved site plan at the sole expense of the applicant/developer. When modifications have taken place, a Certificate of Occupancy shall not be granted until the Manteca Planning Commission has reviewed the modifications in detail and approved the modifications via a new project approval based on making the approval Findings listed in MMC Section 17.10.060(F).	
88	Planning	The Developer/property owner shall ensure that all parking areas will be adequately screened from view on streets and adjoining properties through a mix of landscape materials, including trees, shrubs, ground cover, and fencing.	
89	Planning	The applicant shall plant shrubs or flower plants as part of ground cover to enhance the general appearance of the building and its surrounding area. Applicant shall consult the Planning Division prior to planting the ground cover for approval of the selected materials.	
90	Planning	All ground equipment (e.g., air conditioning units, electrical, and gas meters) shall be screened from view with landscaping or architectural elements.	
91	Planning	Prior to the issuance of building permits, the Project Applicant shall install a minimum 14-foot-high noise barrier for the loading dock areas along the southwestern corner of the Project site boundary, as shown on Figure 4.10-5, Proposed Noise Barrier. The 12-foot-high noise barrier may be an addition to the existing 8-foot-high wall or replacement.	MMRP MM 4.10-3
92	Planning	Signage: (a) All signage must be approved under the provisions of the adopted City of Manteca Sign Ordinance. Signs which are proposed to exceed a height of 35 feet above grade shall be subject to design review to assure that such signage will be compatible and in harmony with surrounding buildings and uses. (b) Signs shall be harmonious with the texture and color of the building to which it is affixed or in conjunction with which it is employed. (1) A sign may be illuminated provided that no flashing, traveling, animated or intermittent illumination shall be used. Such illumination shall be confined to the area of the sign except when such illumination is backlighting for an otherwise non-illuminated sign. (2) No sign shall extend above the dominant roofline of a building.	
93	Planning	Storage, Screening and Fencing: (a) All exterior trash and storage structures and service areas should be screened from view with a wall or fence of a minimum height of eight (8) feet above the street curb level. Storage areas shall be set back a minimum of fifty (50) feet from streets, unless fully enclosed in an architecturally compatible enclosure. No out side storage shall be allowed within one hundred (100) feet of Spreckels Avenue right of way line. (b) Sound walls or fences used to buffer adjacent land uses shall be a minimum of six (6) feet in height. (c) No storage areas or fences are allowed within the landscape easement, front setback or side or rear yard landscape buffers.	

Exhibit 'B'

COA#	DEPT:	CONDITION:	CITATION:
93 (con't)	Planning	<p>(d) Utility company equipment and roof-mounted equipment shall be screened from street view.</p> <p>(e) The design of masonry walls, fencing, trash enclosures and similar accessory site elements should be compatible with the architecture of the building and should use similar materials.</p> <p>(f) Where masonry walls or fencing are used at property frontages, it is allowed only at the building line or the parking setback line. It should enhance the entrance to the property and should not impair traffic safety by obscuring views.</p> <p>(g) Adequate fencing and/or walls shall be provided to guarantee preservation of privacy for adjacent residential uses.</p> <p>(h) Long expanses of fences or wall surfaces should be architecturally designed to prevent monotony.</p>	
94	Planning	<p>Site Lighting:</p> <p>(a) Exterior lighting shall be decorative, aimed down and towards the site to provide adequate illumination without a glaring effect. Fixtures shall have bulbs that are fully recessed and shielded and shall not emit light above the horizontal plane of the shielding. All exterior lighting provided on-site shall be consistent with Chapter 17.50 of the Manteca Municipal Code.</p> <p>(b) The parking area shall be provided with a lighting level of a minimum one (1) foot candle to a maximum ten (10) foot candle, and average of four (4) foot candle of maintained illumination on the parking surface during the hours of use between one-half hour before dusk and one-half hour after dawn. New light poles shall be a maximum 20 feet high and their illumination shall be arranged as to reflect away from adjoining properties and rights-of-way. (17.13.040.D and 17.15.090.G)</p> <p>(c) The parking lot and trash enclosure shall be illuminated with LED fixtures with a minimum one (1) foot-candle of light and an average not to exceed four (4) foot-candles of light. The illumination shall not exceed ten (10) foot-candles in any one location.</p> <p>(d) Pedestrian walkways shall be illuminated with LED fixtures with a minimum maintained 0.5 foot-candle of light and an average not to exceed two (2) foot-candles of light.</p> <p>(e) Entryways and exterior doors shall be illuminated during the hours of darkness with LED fixtures with a minimum maintained one (1) foot-candle of light, measured within a five (5) foot radius on each side of the door at ground level.</p>	
95	Planning	Prior to the final Building Permit inspection, applicant/property owner is responsible for installing landscpaing per the approved plan along the sidewalk on Spreckels Avenue.	
96	Planning	A minimum of 25% of trees planted on site shall be 24- inch box.	
97	Planning	Thirty percent of the trees planted on site shall be an evergreen species.	
98	Planning	Occupancy permits will not be granted until all construction and landscaping is complete in accordance with approved plans.	
99	Building	Accessible parking spaces complying with CBC § 11B-502 shall be provided in accordance with CBC Table 11B-208.2. These parking space(s) shall be located as close as possible to the primary entrance to the building.	CBC § 11B-208.2, § 11B-208.2.4 and § 11B-208.3.1
100	Building	Accessible routes shall be provided per CBC § 11B-206. At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zone; public streets and sidewalks; and public transportation stops to the accessible building or facility entrances they serve. Where more than one route is provided, all routes must be accessible.	CBC § 11B-206.2.1
101	Building	At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.	CBC §11B-206.2.2
102	Building	All entrances and exterior ground-floor exits to buildings and facilities shall be accessible and shall comply with CBC § 11B-404.	CBC § 11B-206.4.1

Exhibit 'B'

COA#	DEPT:	CONDITION:	CITATION:
103	Building	Designated parking for clean air vehicles shall comply with 2019 CGBSC §5.106.5.2 and Table 5.106.5.2 (16) and Electric Vehicle Charging spaces shall comply with 2019 CGBSC §5.106.5.3 and Table 5.106.5.3.3 (10).	CGBSC 5.106.5
104	Building	Provide bicycle parking per CGBSC §5.106.4 or per MMC Table 17.52.110-1, whichever is stricter.	CGBSC 5.106.4 MMC 17.52.110
105	Fire	Site Address: Building address numbers shall be plainly visible from the street fronting the property. Said building address numbers shall contrast with their background and be a minimum of 12" in height.	
106	Fire	All above ground gas meter, regulators, and piping exposed to vehicular damage shall be protected in an approved manner.	
107	Fire	A Fire Department approved "key lock box" shall be properly installed near the main entrance of each building. A 3200 series lock box(s) can be ordered online directly from KNOXBOX.COM. Contact the Office of the Fire Marshal at FireMarshal@mantecafire.org for additional information.	
108	Planning	Legible, durable, weather-proof signs shall be placed at truck access gates, loading docks, and truck parking areas that identify applicable California Air Resources Board (CARB) anti-idling regulations. At a minimum, each sign shall include: 1) instructions for truck drivers to shut off engines when not in use; 2) instructions for drivers of diesel trucks to restrict idling to no more than three (3) minutes once the vehicle is stopped, the transmission is set to "neutral" or "park," and the parking brake is engaged; and 3) telephone numbers of the building facilities manager and CARB to report violations. Prior to the issuance of an occupancy permit, the City shall conduct a site inspection to ensure that the signs are in place.	MMRP MM 4.1-3
109	Planning	Prior to issuance of occupancy permits, all on-site outdoor cargo handling equipment (including yard trucks, hostlers, yard goats, pallet jacks, forklifts, and other on-site equipment) shall be required to be powered by electricity, compressed natural gas, or gasoline and all indoor cargo handling equipment shall be required to be powered by electricity.	MMRP MM 4.6-1

OPERATIONAL CONDITIONS TO BE MET IN PERPETUITY, FOR CONDITIONAL USE PERMIT UPJ-24-30:

110	Planning	Should the project be found, at any time, not to be in compliance with any of the Conditions of Approval, or should the applicant construct or operate this development in any way other than specified in the application or supporting documents or presentations to staff, Planning Commission or City Council, as modified by the Conditions of this Approval, then the terms of this Approval shall be considered to be violated.
111	Planning	At all times, property owner shall ensure that operations do not negatively affect the quiet enjoyment of their property and quality of life for nearby residents. Property owner shall ensure noise levels generated at the site do not exceed City performance standards. Refer to Zoning Ordinance, Chapter 17.58, Performance Standards. Failure to comply with these standards will result in a revocation hearing.
112	Planning	If at any time the exterior noise levels exceed the applicable standards listed in Table 17.58.050-1, this entitlement can be considered for revocation. Exterior noise levels shall be measured with a sound level meter and associated octave band analyzer meeting the American National Standards Institute's standards S1.4-1971 for Type 1 or Type 2 sound level meters or an instrument and the associated recording and analyzing equipment that will provide equivalent data. When measuring the noise level, the corrections provided in Table 17.58.050-2 (Noise Level Corrections) shall be applied.

Exhibit 'B'

COA#	DEP'T:	CONDITION:	CITATION:
113	Planning	At all times, all fencing for this project must remain in good condition. If at any time, the fencing for this project is found to be in unsatisfactory condition, it must be repaired or replaced to meet the satisfaction of the Development Services Director.	
114	Planning	At all times, the site shall be maintained in a neat and clean manner free of trash and debris.	
115	Planning	At all times, all parking stalls and parking lot striping shall remain in good condition and be clearly marked.	
116	Planning	At all times, all planting shall be maintained in good growing condition. Such maintenance shall include, where appropriate, pruning, mowing, weeding, cleaning of debris and trash, fertilizing and regular watering. Whenever necessary, planting shall be replaced with other plant materials to ensure continued compliance with applicable landscaping requirements. Required irrigation systems shall be fully maintained in sound operating condition with heads periodically cleaned and replaced when missing to ensure continued regular watering of landscape areas, and health and vitality of landscape materials.	
117	Planning	At all times, applicant/property owner are responsible for ensuring that any future structures or changes on site will be reviewed by the Planning Division through the appropriate entitlement, and with the required building permit(s).	
118	Planning	All landscape equipment (e.g. leaf blower) used for property management shall be electric powered only. The property manager/facility owner shall provide documentation (e.g., purchase, rental, and/or services agreement) to the Development Services Department to verify, to the City's satisfaction, that all landscaping equipment utilized will be electric powered.	MMRP MM 4.6-2