

Exhibit A

Site Specific Conditions of Approval – PD22-02 and CUP22-16

Planning Division Conditions:

1. The applicant/developer shall comply with the checked standard Conditions of Approval, “Exhibit B”.

NOTE: In the event of conflict or duplication between standard and site-specific conditions, the site-specific condition shall supersede the standard condition.

2. The project shall be constructed in substantial conformance with the conditions of approval, and it shall be constructed in substantial conformance with the following Exhibits:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Site-Specific Conditions of Approval
B	Standard Conditions of Approval
C	Site Plan
D	Civil Plans
E	Landscape Plan
F	Fencing Plan
G	Garbage Enclosure Details
H	Perspectives
I	Floor Plans
J	Roof Plan
K	Elevations
L	Electrical and Lighting Plan
M	Sign Details

3. Approval of this project is valid for a period of two (2) years from date of approval. Unless construction permits have been issued and site work has begun, the approval of Planned Development 22-02 and Conditional Use Permit 22-16 shall expire on June 20, 2025. The Planning Commission may extend this expiration date if a time extension application has been filed with the City along with the required fee before the expiration date.
4. Any condition imposed by the City Council in approving this Development Plan and Conditional Use Permit may be modified or eliminated, or new conditions may be added by the Planning Commission, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the granting of the original permit.
5. The building shall include a parapet wall to screen all rooftop equipment from Theatre Drive and Highway 101 to the satisfaction of the Director of Community Development.
6. Amendments to Conditional Use Permit 22-16 for a highway-oriented sign, including any collocation of a future highway-oriented sign for a use on the remainder area of the lot, are subject to approval by the Planning Commission.
7. Amendments to proposed wall-mounted signs are subject to approval of the Development Review Committee subject to the standards the Sign Ordinance (PRMC Chapter 21.19).

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8. Ongoing, the applicant/owner of the property shall not place any temporary banner signs on the property for more than 30 days at any time, as permitted by PRMC 21.19.040.C. No banners or other signage shall be hung from the perimeter fence.
9. Any structures proposed for the truck washing station at the rear of the property are subject to review by the Development Review Committee.
10. Any storage or stockpiling of materials on the ~2.5-acre remainder area at the south of the property shall be removed prior to final building permit.
11. Ongoing, no storage or stockpiling is permitted on the ~2.5-acre remainder area at the south of the property until a development plan is approved by the City for this area.
11. Ongoing, no semi-truck or other vehicle shall, other than new vehicles for sale, be stored on the site for more than 30 days at a time. No vehicle shall be stored off the paving at any time.
12. Before issuance of a building permit, the applicant shall amend the landscaping plan over the stormwater swale at the southern edge of the parking lot to the satisfaction of the Director of Community Development.

Engineering Division Conditions:

12. Theatre Drive shall be widened from Nutwood Drive to the City Limits as directed by the City Engineer. Frontage improvements shall be installed consisting of curb, gutter, sidewalk, street trees, new pavement, and streetlight at the intersection of Nutwood Drive to the City Limits. Sidewalk shall be installed along Nutwood Drive from Theatre Drive to the western property boundary.
Timing: Prior to issuance of certificate of occupancy.
13. Water and sewer mains shall be extended to serve the project from the nearest connection point on Theatre Drive to City Engineer's satisfaction. The Applicant may file a reimbursement agreement with the City Council at the time of Utility acceptance by the City Council.
Timing: Prior to issuance of certificate of occupancy.
14. The width of each driveway approach shall be limited to 30 feet in accordance with City standards or as approved by the City Engineer.
15. The project shall continue to accept and manage offsite stormwater in accordance with previous subdivision and development approvals.
16. Utilities serving the existing billboard shall be removed to the satisfaction of the City Engineer.
Timing: Concurrent with removal of the billboard / prior to building occupancy.
16. Before issuance of a grading permit, the applicant shall sign a road maintenance agreement with the property owners of Parcel 2 of Parcel Map PR 04-0471 (Assessor Parcel Number 009-851-023) and Lot 2 of Tract 1699-3 (Assessor Parcel Number 009-851-016), which are properties on Nutwood Circle within the City limits. The City will not be part of the agreement process. A copy of the executed road maintenance agreement shall be provided to the City.
Timing: Prior to Grading Permit Issuance.

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Mitigation Measures:

- AES-1. Any lights installed to illuminate the billboard shall be external and shielded so that the light source is not visible from roadways or properties zoned for residential use. The applicant shall use the least amount of light practicable for the purpose of illuminating the sign. The applicant shall provide a photometric plan before issuance of a building permit to demonstrate the proposed lighting will not spill onto any residentially zoned property.
- AES-2. The freeway-oriented sign shall not exceed 30 feet in height.
- AES-3. Any future freeway-oriented sign for a business developed on the southern portion of the lot shall be collocated on the same sign structure as the freeway-oriented sign for the Peterbilt project.
- AES-4. The applicant shall provide and maintain landscaping and street trees along the entire length of both street frontages to the satisfaction of the Director of the Community Development Department. Street trees are not required on the remainder portion of the lot.
- AQ-1. The applicant shall maintain all construction equipment in proper tune according to manufacturer's specifications.
- AQ-2. The applicant shall fuel all off-road and portable diesel-powered equipment with ARB certified motor vehicle diesel fuel (non-taxed version suitable for use off-road).
- AQ-3. The applicant shall use diesel construction equipment meeting ARB's Tier 2 certified engines or cleaner off-road heavy-duty diesel engines, and comply with the State off-Road Regulation.
- AQ-4. The applicant shall use on-road heavy-duty trucks that meet the CARB's 2010 or cleaner certification standard for on-road heavy-duty diesel engines, and comply with the State On-Road Regulation.
- AQ-5. All on and off-road diesel equipment shall not idle for more than 5 minutes. Signs shall be posted in the designated queuing areas and or job sites to remind drivers and operators of the 5-minute idling limit.
- AQ-6. All projects with diesel-powered construction activity shall comply with Section 2485 of Title 13 of the California Code of Regulations and the 5-minute idling restriction identified in Section 2449(d)(2) of the California Air Resources Board's In-Use Off-Road Diesel regulation to minimize toxic air pollution impacts from idling diesel engines. The specific requirements and exceptions for the on-road and off-road regulations can be reviewed at the following web sites: arb.ca.gov/sites/default/files/classic/msprog/truck-idling and arb.ca.gov/regact/2007/ordiesl07/froal.pdf
- AQ-7. Diesel idling within 1,000 feet of sensitive receptors is not permitted.
- AQ-8. Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors.
- AQ-9. The applicant shall post and enforce no idling areas at the site.
- AQ-10. The applicant shall electrify equipment when feasible.
- AQ-11. The applicant shall substitute gasoline-powered in place of diesel-powered equipment, where feasible.

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- AQ-12. The applicant shall use alternatively fueled construction equipment on-site where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel.
- AQ-13. Diesel equipment used to construct the site shall install California Verified Diesel Emission Control Strategies listed at: <http://www.arb.ca.gov/diesel/verdev/vt/cvt.htm>.
- AQ-14. 15% of construction fleet vehicles shall be zero emission vehicles.
- AQ-15. The project shall include alternative fuel fleet vehicle(s).
- AQ-16. The project shall reduce the amount of disturbed area where possible.
- AQ-17. The project shall use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the APCD's limit of 20% opacity for greater than 3 minutes in any 60-minute period. Increased watering frequency is required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water shall be used whenever possible. When drought conditions exist and water use is a concern, the contractor or builder shall consider use of a dust suppressant that is effective for the specific site conditions to reduce the amount of water used for dust control. Refer to <http://www.valleyair.org/busind/comply/PM10/Products%20Available%20for%20Controlling%20PM10%20Emissions.htm> for a list of potential dust suppressants.
- AQ-18. All dirt stock-pile areas shall be sprayed daily and covered with tarps or other dust barriers as needed.
- AQ-19. Permanent dust control measures identified in the approved project revegetation and landscape plans shall be implemented as soon as possible following completion of any soil disturbing activities.
- AQ-20. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading shall be sown with a fast germinating, non-invasive grass seed and watered until vegetation is established.
- AQ-21. All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD.
- AQ-22. All roadways, driveways, sidewalks, etc. to be paved shall be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
- AQ-23. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
- AQ-24. All trucks hauling dirt, sand, soil, or other loose materials shall be covered or shall maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.
- AQ-25. The applicant shall sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers shall be used with reclaimed water shall be used where feasible. Roads shall be pre-wetted prior to sweeping when feasible.
- AQ-26. The applicant shall install wheel washers where vehicles enter and exit unpaved roads onto streets or wash off trucks and equipment leaving the site.

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AQ-27. The contractor or builder shall designate a person or persons whose responsibility is to ensure any fugitive dust emissions do not result in a nuisance and to enhance the implementation of the mitigation measures as necessary to minimize dust complaints and reduce visible emissions below the APCD's limit of 20% opacity for greater than 3 minutes in any 60-minute period. Their duties shall include holidays and weekend periods when work may not be in progress (for example, wind-blown dust could be generated on an open dirt lot). The name and telephone number of such persons shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork, or demolition (Contact the Compliance Division at 805-781-5912).

AQ-28. The applicant shall take additional measures as needed to ensure dust from the project site does not impact areas outside the project boundary.

AQ-29. To prevent 'track out' (sand or soil that adheres to and/or agglomerates on the exterior surfaces of motor vehicles and/or equipment (including tires) that may then fall onto any highway or street as described in CVC Section 23113 and California Water Code 13304), the applicant shall designate access points and require all employees, subcontractors, and others to use them. The applicant shall install and operate a 'track-out prevention device' where vehicles enter and exit unpaved roads onto paved streets. The 'track-out prevention device' can be any device or combination of devices that are effective at preventing track out, located at the point of intersection of an unpaved area and a paved road. Rumble strips or steel plate devices need periodic cleaning to be effective. If paved roadways accumulate tracked out soils, the track-out prevention device may need to be modified.

AQ-30. All fugitive dust mitigation measures shall be shown on grading and building plans.

AQ-31. The applicant shall acquire all required APCD permits for portable equipment greater than 50 hp used during construction activities.

AQ-32. The applicant shall acquire all required APCD permits for operational stationary diesel engines greater than 50 hp.

AQ-33. Before issuance of a building permit, the applicant shall prepare a screening-level health risk assessment with risk screening inputs including:

- Daily operational phase trips to the project site;
- % of daily trips that are diesel trucks and their anticipated make up (i.e. heavy-heavy duty, medium-heavy duty, light-heavy duty);
- Total daily diesel trips to site;
- Number of days per year project location will be open;
- Total annual diesel trips; and
- Distance from midpoint of truck service center to lot of nearest sensitive receptor.

If the screening assessment is above 10 in a million, a more comprehensive health risk analysis shall be required. Results of the screening and/or the refined health risk assessment shall be provided to the APCD for review and approval.

AQ-34. Developmental burning of vegetative material is prohibited.

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- BIO-1. All construction work activities shall be completed during daylight hours (between sunrise and sunset) and outside of rain events.
- BIO-2. The Project impact area shall be clearly marked or delineated with stakes, flagging, tape, or signage prior to work. Areas outside of work limits shall be considered environmentally sensitive and shall not be disturbed.
- BIO-3. All equipment and vehicles shall be checked and maintained daily to prevent spills of fuel, oil, and other hazardous materials. A designated staging area shall be established for vehicle/equipment parking and storage of fuel, lubricants, and solvents. All fueling and maintenance activities shall take place in the staging area.
- BIO-4. If vegetation removal (i.e., tree trimming/removal activities) is scheduled between February 1 and August 31 (general nesting bird season), nesting bird surveys shall be completed by a qualified biologist within 48 hours prior to start of work. If any active nests are discovered within or adjacent to work limits, an appropriate buffer (i.e., 500 feet for raptors and 250 feet for other birds, or at the discretion of a qualified biologist based on biological or ecological reasons) shall be established to protect the nest until a qualified biologist has determined that the nest is no longer active and/or the young have fledged.
- BIO-5. Within 30 days of the start of construction, a qualified biologist shall conduct a pre-activity survey of the Project Site for signs of San Joaquin kit fox and American badger, including tracks, scat, or suitable burrows (burrows four inches or greater in diameter). Potential dens shall be tracked for a minimum of four nights with motion-activated cameras to determine if the burrow is actively being used by San Joaquin kit fox or badger. All potential dens shall be avoided by a minimum of 50 feet until they have been determined to be inactive. In the event San Joaquin kit fox is identified within the Project Site, the USFWS, CDFW, and all other appropriate agencies/government entities shall be contacted for further consultation.

In conjunction with the badger and kit fox survey, the qualified biologist will conduct a survey for Northern legless lizard. Hand search methods, including raking, will be used during the survey in areas where legless lizards are expected to be found (e.g., sandy/loose soils, under shrubs/leaf litter, other vegetation, or debris). If observed, the qualified biologist will relocate the lizard to nearby suitable habitat. The qualified biologist will prepare a completion letter-report to document the pre-activity survey results.

- BIO-6. If oak tree removal and/or damage is unavoidable due to Project implementation, 25% of the diameter of trees removed shall be replanted on the site.
- CUL-1. In the event that buried or otherwise unknown cultural resources are discovered during construction work in the area of the find shall be suspended and the City of Paso Robles shall be contacted immediately, and appropriate mitigations measures shall be developed by qualified archeologist or historian if necessary, at the developers expense.
- CUL-2. In the event human remains are found on the project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Luis Obispo County Coroner's office by telephone. No further excavation or disturbance of the discovery or any nearby area reasonably suspected to overlie adjacent remains (as determined by the qualified archaeologist and/or the Native American monitor) shall occur until the Coroner has made the necessary findings as to origin and disposition. If the Coroner recognizes the remains to be Native American, he or she

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shall contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC would make a determination as to the Most Likely Descendent.

GEO-1. The applicant shall provide a soils report for the project.

GEO-2. The applicant shall provide a stormwater pollution prevention plan (SWPPP) for the project.

GHG-1. The applicant shall submit a plan to reduce greenhouse gas emissions to below the applicable GHG significance threshold (1.9 MTCO_{2e}/service population/year or other adopted GHG significance threshold). The plan shall incorporate GHG-reduction measures that may include, but are not limited to the following list.

Onsite mitigation measures shall be the first priority of the GHG Reduction Plan, including but not limited to:

- a. Receive electricity from onsite solar, Central Coast Community Energy (3CE) 3Cprime Service, or a combination thereof.
- b. Design roof structural members to handle dead weight loads of solar-heated water and photovoltaic panels.
- c. Install only Energy Star certified or equivalent and electrically powered mechanical equipment and appliances (not natural gas).
- d. Implement on-site circulation design elements in parking lots to reduce vehicle queuing and improve the pedestrian environment.
- e. Exceed Cal Green standards by 25% for providing on-site bicycle parking: both short-term racks and long-term lockers, or a locked room with standard racks and access limited to bicyclists only.
- f. Provide improved public transit amenities (e.g.: covered transit turnouts, direct pedestrian access, bicycle racks, covered bench, smart signage, route information displays, lighting, etc.).
- g. Require 15% of fleet vehicles to be zero emission vehicles.
- h. Require fleet vehicle(s) to include alternative fuel vehicles.
- i. Provide dedicated parking for carpools, vanpools, and/or high-efficiency vehicles to meet or exceed Cal Green Tier 2.
- j. Provide vanpool, shuttle, mini bus service (alternative fueled preferred).
- k. Work with SLO Regional Rideshare to educate occupants with alternative transportation and smart commute information (e.g. transportation board, electronic kiosk, new hire packets, web portal, newsletters, social media, etc.).
- l. Implement programs to reduce employee vehicle miles traveled (e.g. incentives, SLO Regional Rideshare trip reduction program, vanpools, onsite employee housing, alternative schedules (e.g. 9-80s, 4-10s, telecommuting, satellite work sites, etc.).
- m. Provide a lunchtime shuttle to reduce single occupant vehicle trips and/or coordinate regular food truck visits.
- n. Provide delivery service in clean fueled vehicles.

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- o. Implement a “No Idling” vehicle program which includes signage, enforcement, etc.
- p. Meet or exceed Cal Green Tier 2 standards for providing EV charging infrastructure.
- q. Install 1 or more level 2 or better EV charging stations.
- r. Meet or exceed Cal Green Tier 2 standards for building energy efficiency.
- s. Use battery powered or electric landscape maintenance equipment.
- t. Use paints and cleaning products that are low-VOC content (e.g., 50 grams/liter VOC content, or less).

Offsite measures within San Luis Obispo County shall be the second priority of the GHG Reduction Plan, including but not limited to:

- u. Work with SLOCOG to create, improve, or expand a nearby 'Park and Ride' lot with car parking and bike lockers in proportion to the size of the project.
- v. Implement SLO County generated offsets compliant with a protocol approved by the California Air Resources Board (CARB).

Offsite measures within California shall be the third priority of the GHG Reduction Plan, including but not limited to:

- w. Implement California generated offsets compliant with a protocol approved by the California Air Resources Board (CARB).

Offsite measures within North America shall be the fourth priority of the GHG Reduction Plan, including but not limited to:

- x. Implement North American generated offsets compliant with a protocol approved by the California Air Resources Board (CARB).

HAZ-1. Operation of the project shall not include diesel or other vehicle fuel dispensing or the painting of vehicles.

HAZ-2. The project shall acquire and maintain all required permits and approvals from the SLO County Department of Environmental Health for the handling and storage of hazardous materials.

N-1. On-site truck circulation, service department operations, and outdoor CNG vehicle maintenance area activities shall be limited to daytime hours only (7am – 7pm).

N-2. South and west service bay doors shall be in the closed position at all times while air hammer equipment is in use.

N-3. No air hammers or hydraulic lifts shall be used or installed outside the indoor service area including the outdoor CNG vehicle maintenance area.

N-4. Any amplified public address system shall be designed to not exceed 65dB_{L_{max}} at the nearest residential property line.