

Exhibit A

Site Specific Conditions of Approval – VTTM 3255 (P25-0080)

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 conditions in Exhibit B and site-specific conditions in this Exhibit A, the site-specific condition of this Exhibit A shall supersede the standard conditions of Exhibit B.

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:

EXHIBIT DESCRIPTION

A	Site-Specific Conditions of Approval
B	Standard Conditions of Approval
C	Project Plans
	C1.1 VESTING PUD TENTATIVE MAP
	C1.2 LOT DIMENSIONS AND ROAD SECTIONS
	C2.1 DEMO PLAN
	C2.2 EXISTING NORTH BOUNDARY TOPO
	C3.2 PRELIM. GRADING PLAN
	C3.3 FIRE TRUCK ACCESS EXHIBIT
	C4.1 SECTION PLAN VIEW
	C4.2 CROSS SECTIONS
	C4.3 CROSS SECTIONS
	C5.1 PRELIM. ARDMORE RD (PUBLIC) - UTILITY PLAN & PROFILE
	C5.2 PRELIM. ARDMORE RD EXTENSION (PUBLIC) - UTILITY PLAN & PROFILE
	C5.3 PRELIM. ROADS 1-3 (PRIVATE) - UTILITY PLAN & PROFILE
	C5.4 PRELIM. ROADS 4-6 (PRIVATE) - UTILITY PLAN & PROFILE
	C5.5 PRELIM. ROADS 7-8 (PRIVATE) - UTILITY PLAN & PROFILE
	C5.6 PRELIM. ROADS 9-10 (PRIVATE) - UTILITY PLAN & PROFILE
	C5.7 PRELIM. ROADS 11-12 (PRIVATE) - UTILITY PLAN & PROFILE
	C5.8 PRELIM. ROADS 13-14 (PRIVATE) - UTILITY PLAN & PROFILE
	C5.9 PRELIM. ROADS 15 (PRIVATE) - UTILITY PLAN & PROFILE
	C6.1 PRELIM. SEWER MAINS
	C6.2 PRELIM. STORM DRAINS
	C6.3 PRELIM. WATER MAINS
	C6.4 PRELIM. COMMON DRY UTILITY TRENCH
	C7.1 PRELIM. EROSION CONTROL PLAN
	C7.2 PRELIM. EROSION CONTROL DETAILS
	C7.3 PRELIM. EROSION CONTROL DETAILS
	C7.4 PRELIM. EROSION CONTROL DETAILS
	C7.5 PRELIM. EROSION CONTROL DETAILS
	C7.6 PRELIM. EROSION CONTROL DETAILS

3. Vesting Tentative Tract Map 3255 (“VTTM 3255”) coincides with Planned Development 25-14, Conditional Use Permit 25-05, and Modification 26-04, and authorizes the subdivision of Lots 6 and 13 of APN 025-362-050 into 154 individual fee-simple residential lots, ten common lots, and the proposed right-of-way for the Ardmore Road extension. Subdivision improvements will include the construction of new private access roads, the Ardmore Road extension, frontage improvements, guest parking, pedestrian walkways, and drainage conveyance.

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4. The Final Subdivision Map shall be in substantial compliance with the tentative subdivision map and preliminary grading plan (Exhibit C, Project Plans).
5. The project shall comply with all conditions of approval in the resolution granting approval to Planned Development 25-14, Conditional Use Permit 25-05, and Modification 26-04 and its exhibits.
6. Prior to the recordation of the final map, CC&Rs shall be provided for City review and approval to address the following:
 - a. Overall site landscaping, irrigation and fencing plans. This plan needs to indicate what is maintained by HOA and what is maintained by individual property owners;
 - b. Site lighting plans including decorative pole lights, and wall mounted light fixtures.
7. A disclosure and buyer acknowledgement regarding the zoning and permitted land uses shall be provided to all prospective buyers as soon as practicable and before transfer of title.
8. The Applicant/ Developer shall defend, indemnify, protect and hold harmless the City or its agents, officers, attorneys and employees from any and all actual or alleged claims, actions or proceedings against the City or its agents, officers, attorneys or employees to attack, set aside, void, annul or seek monetary damages arising out of any challenge to the applicant's proposed project or to any approvals of the Planning Commission and/or City Council concerning this project, including but not limited to actions challenging CEQA actions, permits, variances, design plans, maps, licenses, and amendments. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate in the defense. In the event of any such third-party action or proceeding, the City shall have the right to retain legal counsel. The applicant shall be responsible and reimburse the City for such legal fees and costs, in their entirety, including actual attorneys' fees, which may be incurred by the City in defense of such action or proceeding. This indemnification shall also include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorneys' fees, and other costs, liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by applicant, the City and/or any parties bringing such forth.
9. **Final Map Preparation, Review, and Recordation**

Prior to issuance of any building permit, the Applicant/Developer shall cause a Final Tract Map to be prepared by, or under the direction of, a California-licensed Land Surveyor or Civil Engineer authorized to practice land surveying. The Final Map shall be submitted to the City for review and approval, shall be in substantial conformance with the approved Vesting Tentative Map and all applicable Conditions of Approval, and shall comply with the Subdivision Map Act and all applicable City, County, and State requirements.

The Final Map, as approved by the City, shall be filed in the Office of the County Recorder prior to issuance of the first building permit. Any deviations from the approved Tentative Map shall require City review and approval and shall not be permitted unless determined by the City to be in substantial conformance with the approved Tentative Map and Conditions of Approval.

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10. Title Report Requirements

The Applicant/Developer shall submit a current preliminary title report as part of the Final Map review for City review. The title report shall be dated within ninety (90) days of submittal, shall be kept current throughout the Final Map review process, and shall be updated as necessary to reflect any changes in title. A current preliminary title report shall be provided in conjunction with the Preliminary Subdivision Guarantee prior to the City Council meeting at which the Final Map is considered for approval.

11. Deed Restriction & Covenant Requirement

Prior to approval and recordation of any phase of the Final Map, the subdivider shall prepare and submit a separate Deed Restriction and Covenant for all parcels designated for non-residential, commercial, or industrial use, including but not limited to open space, drainage facilities, private streets, driveways, public utility parcels, trails, pedestrian access easements, private driveways, and any other parcels not intended for residential use. The Deed Restriction and Covenant shall be in a form approved by the City and shall be recorded concurrently with the applicable phase of the Final Map. The document shall limit the use of each affected parcel to its designated purpose and shall prohibit any future development or use inconsistent with that intended function without prior City approval.

12. Monumentation

All subdivision monumentation shall be set in accordance with the Subdivision Map Act, the California Land Surveyors Act, and City Survey Standards prior to map recordation unless deferred with security acceptable to the City Engineer.

13. Easement Subordination and Recordation Restrictions

Prior to recordation of the Final Tract Map or Parcel Map, the Applicant/Developer shall not grant or record any easements within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction lines, or other public purposes, unless such easements are expressly subordinated to the proposed grant or dedication in a manner acceptable to the City Engineer.

Any easements created or recorded after approval of the Tentative Map shall be properly subordinated by the easement holder prior to recordation of the Final Map.

14. Off-Site Easements

Prior to approval of the Final Map or issuance of building permits, the Developer shall dedicate to the City any easements required for construction, access, operation, or maintenance of public improvements not shown on the map, in a form acceptable to the City Engineer.

15. Access Restriction to Ardmore Road

Prior to recordation of the Final Map, the Applicant shall dedicate an access restriction along the entire Ardmore Road and Ardmore Road extension frontage for all lots abutting Ardmore Road, as determined by the City Engineer. The access restriction shall prohibit direct vehicular access to Ardmore Road from the affected lots and shall be shown on the Final Map and recorded concurrently with the map.

The form, limits, and extent of the access restriction shall be subject to review and approval by the City Engineer and City Attorney.

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16. Bonding of Deferred Improvements

If any required monumentation, public improvements, and/or private street improvements are not fully constructed, completed, and accepted by the City prior to recordation of the Final Map, the Subdivider shall enter into a Subdivision Improvement Agreement (SIA) with the City.

As part of the SIA, and prior to recordation of the Final Map, the Subdivider shall furnish security acceptable to the City Engineer and City Attorney, including but not limited to the following:

- a) Faithful Performance Bond - A faithful performance bond in an amount equal to one hundred percent (100%) of the estimated cost of all required but uncompleted monumentation, public improvements, and private street improvements, including appurtenant facilities, as approved by the City Engineer, guaranteeing the full and faithful completion of said improvements in accordance with approved plans, specifications, and City standards.
- b) Labor and Materials (Payment) Bond - A labor and materials bond in an amount equal to one hundred percent (100%) of the estimated cost of the required but uncompleted improvements, ensuring payment to contractors, subcontractors, laborers, and material suppliers.
- c) Monumentation Security - If survey monumentation has not been fully set prior to Final Map recordation, the Subdivider shall also provide a separate monumentation bond or cash deposit, in an amount and form approved by the City Engineer, to guarantee the setting of all required survey monuments in accordance with the Subdivision Map Act and City requirements.

All bond amounts shall be based on City Engineer–approved cost estimates and shall include all costs associated with construction, inspection, administration, and contingency, as determined by the City.

No Final Map shall be recorded until the Subdivision Improvement Agreement is fully executed and all required bonds and securities have been submitted to and approved by the City.

17. Design Changes and Record Documentation Prior to Bond Release

No material changes or deviations from the City-approved Improvement Plans shall be made without a written plan addendum reviewed and approved by the City Engineer prior to construction of the affected work. Any field changes, design revisions, or modifications shall be documented through City-approved addenda.

Prior to final acceptance of improvements and release of any performance, payment, or monumentation bonds, the Applicant/Developer shall submit to the City complete record drawings (“as-builts”), prepared by the Engineer of Record, reflecting all approved addenda and field changes, along with any required certifications, reports, and documentation, to the satisfaction of the City Engineer.

Mitigation Measures – Conditions of Approval:

- MM BIO-1: Vegetation removal and initial site disturbance shall be conducted between September 1 and January 31 outside of the nesting season for birds. If vegetation and/or tree removal is planned for the bird nesting season (February 1 to August 31), then preconstruction nesting bird surveys shall be conducted by a qualified biologist to

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determine if any active nests would be impacted by project construction. If no active nests are found, then no further mitigation shall be required.

If any active nests are found that would be impacted by construction, then the nest sites shall be avoided with the establishment of a non-disturbance buffer zone around active nests as determined by a qualified biologist. Nest sites shall be avoided and protected with the non-disturbance buffer zone until the adults and young of the year are no longer reliant on the nest site for survival as determined by a qualified biologist.

MM BIO-2: To avoid direct take of SJKF during construction in accordance with the CDFW and San Luis Obispo County Guide to SJKF Mitigation Procedures Under CEQA, the project owner shall adopt the Standard Kit Fox CEQA Mitigation Measures and shall be included on development plans. The following measures shall be implemented:

- A maximum 25 mph speed limit shall be required at the project site during construction activities.
- All construction activities shall cease at dusk and not start before dawn.
- A qualified biologist shall be on-site immediately prior to initiation of project activities to inspect for any large burrows (e.g., known and potential dens) and to ensure no wildlife are injured during project activities. If dens are encountered, they should be avoided as discussed below.
- Exclusion zone boundaries shall be established around all known and potential SJKF dens.
- All excavations deeper than 2 feet shall be completely covered at the end of each working day, or fitted with wildlife escape ramps.
- All pipes, culverts, or similar structures shall be inspected for SJKF and other wildlife before burying, capping, or moving.
- All exposed openings of pipes, culverts, or similar structures shall be capped or temporarily sealed prior to the end of each working day.
- All food-related trash shall be removed from the site at the end of each workday.
- Project-related equipment shall be prohibited outside of designated work areas and access routes.
- No firearms shall be allowed in the project area.
- Disturbance to burrows shall be avoided to the greatest extent feasible.
- No rodenticides or herbicides should be applied in the project area.
- Permanent fences between any remaining habitat areas shall allow for SJKF passage through or underneath (i.e., an approximate 4-inch passage gap shall remain at ground level).
- To avoid take of any SJKF and/or active SJKF dens, within 30 days prior to the initiation of site disturbance, implement the SJKF den survey and den closure protocol for unoccupied dens. Any SJKF occupied dens shall be avoided until the SJKF leave the den/site.
- Prior to issuance of grading and/or construction permit and within 30 days prior to initiation of site disturbance and/or construction, all personnel associated with the project shall attend a worker education training program, conducted by a qualified biologist, to avoid or reduce impacts on sensitive biological resources (i.e. San Joaquin kit fox). At a minimum, as the program relates to the kit fox, the training shall include the kit fox's life history, all mitigation measures specified by the City, as well as any related biological report(s) prepared for the project. The

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applicant shall notify the City shortly prior to this meeting. A kit fox fact sheet shall also be developed prior to the training program, and distributed at the training program to all contractors, employers and other personnel involved with the construction of the project.

- During the site-disturbance and/or construction phase, any contractor or employee that inadvertently kills or injures a San Joaquin kit fox or who finds any such animal either dead, injured, or entrapped shall be required to report the incident immediately to the applicant and City. In the event that any observations are made of injured or dead kit fox, the applicant shall immediately notify the USFWS and CDFW by telephone. In addition, formal notification shall be provided in writing within three working days of the finding of any such animal(s). Notification shall include the date, time, location and circumstances of the incident. Any threatened or endangered species found dead or injured shall be turned over immediately to CDFW for care, analysis, or disposition.

MM CUL-1 In the event that cultural resources including human remains are encountered during ground disturbance activity, the project shall stop all activity within a 100-foot radius of the find and the project archaeologist shall access the situation with the County Coroner to verify the next steps and determine when construction may resume.