

Exhibit A

Site Specific Conditions of Approval

PD 20-16/Tent. Tract 3191

Planning Division Conditions:

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

1. The project shall be constructed in substantial conformance with the Conditions of Approval established by this Resolution, and it shall be constructed in substantial conformance with the following Exhibits:

EXHIBIT	DESCRIPTION
A	Site-Specific Conditions
B	Standard Conditions of Approval
C	Cover Sheet
D	Overall Site Plan
E	Site Plan – Lot 1
F	Landscape Plan
G	Plant List
H	Fence Plan
I	Floor Plan
J	Elevations
K	ISO Elevations
L	Grading and Drainage Plan (Lots 1-6)
M	Drainage Plan – storm water calcs
N	Tentative Tract Map 3191 – Sheet 1
O	Tentative Tract Map 3191 – Sheet 2
P	Master Design Guide

2. 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 20-16 shall expire on February 14, 2025. The Planning Commission may extend this expiration date if a Time Extension application has been filed with the City along with the fees before the expiration date.
3. Approval of this project includes the approval of Development Plan 20-16 and Vesting Tentative Tract Map 3191, to re-subdivide 2.68 acres into six lots and approving a master development plan for the six lots that would accommodate the development of light-industrial buildings on each lot and approves the architecture and site plans for a 6,900 square foot building on Lot 1, as designed in Exhibits A-P.
4. Future development of Lots 2-6 shall submit a site planning, grading, drainage and architectural plans for review and approval by the Development Review Committee (DRC). Plans shall be in substantial compliance with Exhibits A-N listed above.
5. Uses for lots 1-6 shall be those allowed for in the PM zoning district as indicated in Table 21.16.200 Permitted Land Uses for all Zoning Districts, either as Permitted use or a use that requires a Conditional Use Permit (CUP). Uses that require a CUP will require additional review by the Planning Commission. The information provided for in Exhibits C-N above generally anticipate

Exhibit A

light-industrial and warehouse uses for lots 1-6. Other uses allowed for in the PM zone such as but not limited to a coffee shop or restaurant/deli, shall comply with the parking ratios outlined in the Parking Ordinance. It may be necessary to reduce the square footage of a building to accommodate the required parking.

6. Along with the site plan review for each building, a screening plan to show how the fire sprinkler double check detector valve will be screened. Screening should be provided for by landscaping along with an architectural compatible screen wall utilizing materials to match the building architecture. Landscaping plans to show screening.
7. All new lighting shall be shielded and directed downward in such a manner as to not create off-site glare or adversely impact adjacent properties. Details of exterior wall mounted light fixtures as well as free standing pole lights shall be provided with the planning commission review process for each building.
8. The project shall comply with the City's noise ordinance (PRMC21.60) which regulates both exterior and interior noise standards during daytime and evening hours.
9. The project shall correspond with the Beta project adjacent to the north to provide consistent fencing types along the project northern boundary.
10. If trash enclosure gates are visible from the street, horizontal wood (same as fencing materials) or a material that corresponds with the building materials shall be utilized for the gates, not chain link and slats. This element will be determined as part of the planning commission review for each lot.
11. Accessory storage yards should be located behind the building, if located on the side of a building it shall have a setback of a minimum of 5-feet behind the face of the building. Enhanced landscaping and decorative fencing shall be provided to screen storage yard areas from the internal driveway.
12. In conjunction with the recordation with Tract 3191 a common maintenance agreement shall be recorded over the lots to ensure common access and maintenance for the internal driveway.
13. The landscaping, as shown on Exhibit F & G shall be installed as part of the tract improvements and be maintained commonly amongst the six parcels. The trees shown in the parking lot planters would be planted at the time of individual lot development and be maintained by with the individual lot landscaping.
14. A reciprocal parking and access easement shall be provided on the main driveway to ensure common maintenance for the driveway by each of the six lots.

Exhibit A

Engineering Division Conditions:

1. The project shall complete the frontage improvements along Wisteria and Germaine Way. This includes tree plantings, irrigation, and the shared drive approaches. The curb ramp at the corner of Wisteria and Germain shall be replaced with a compliant ADA ramp.

Timing: Prior to Final Map

2. Applicant shall dedicate all necessary onsite reciprocal drainage, private access and utility easements for the benefit of all parcels.

Timing: At Recordation of Final Map

3. Existing water services must be stand alone and not connected to other services. All water services, both existing and proposed, must comply with current City Standard Details and Specifications.

Timing: Prior to Final of Tract Improvements.

4. The proposed stormwater basins shall be installed onsite and not overlying the public utility easement along Wisteria or Germaine Way. Proposed stormwater pipes from the project to public right of way are subject to City Engineer review and acceptance.

Timing: Prior to Issuance of Improvement and or Grading Plans.

5. The project (six new lots) shall be designed to mitigate stormwater impacts and comply with all applicable Post Construction Stormwater requirements.

Timing: Prior to Issuance of Onsite Improvement Permits or Grading Permits.

6. A maintenance agreement shall be established between the lots to provide for the maintenance of all parking, utility, and stormwater facilities. The agreement shall be acceptable to the City Engineer.

Timing: Prior to Recordation of Final Map.

7. Applicant shall provide a 10' public Utility easement along the frontage of the property on Wisteria and Germaine Way.

Timing: At Recordation of the Final Map.