

Exhibit A

Site Specific Conditions of Approval – PD 24-05

(Thorndyke – Germaine Way)

Planning Division Conditions:

1. The applicant/developer shall comply with the checked standard Conditions of Approval, “Exhibit B” of Resolution 25-_____.

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 established by this Resolution and it shall be constructed in substantial conformance with the following Exhibits:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Site-Specific Conditions
B	Standard Conditions of Approval
C	Plot Plan – Lot 1
D	Architectural Renderings
E	Landscape Plan
F	Preliminary Grading
G	Preliminary Utility Plan/Master Development Plan

3. PD 24-05 master development plan for the 4 lots that would accommodate the development of light-industrial buildings on each lot within the existing Golden Hill Business Park, as presented in Exhibits A-G above.
4. With the approval of PD 24-05, a development plan (PD) approval is approved for Lot-1 as shown in Exhibits C-G. The future development of Lot 2-4 will require the submittal of a Major Site Plan Review (SPR) prior to the issuance of building permits.
5. 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 24-05 shall expire on April 22, 2027. 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.
6. Any condition imposed by the Planning Commission in approving this Development Plan may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the granting of the original permit. No such modification shall be made unless the Commission finds that such modification is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use under the Development Plan.

Engineering Division Conditions:

7. The project applicant shall complete the frontage improvements along Wisteria and Germaine Way to the satisfaction of the City Engineer. This includes tree plantings, irrigation, and drive approaches. The curb ramp at the corner of Wisteria and Germain shall be replaced with a compliant ADA ramp. Public improvement plans shall be submitted for City Staff review and approval for the tract improvements.

Timing: Prior to Final Map or Lot Line Adjustment

8. The applicant shall quitclaim any existing private easements and establish new private easements as needed.

Timing: At Recordation of Final Map or Lot Line Adjustment

9. 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.

10. 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.

11. The project (four new lots) shall be designed to mitigate stormwater impacts and comply with all applicable Post Construction Stormwater requirements.
12. The original landscape & lighting annexation benefit assignment will be applied to the new parcels.