

Exhibit A

Site Specific Conditions of Approval – PD25-03 (Amending PD 01-0125)

Planning Division Conditions:

1. The project shall comply with all conditions of approval of Resolution No. 14-016 not expressly superseded or modified herein.
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>
B.1-B.4	Storage Laydown Yard Plans
C	Storage Laydown Yard Gate Detail
D.1-D.5	Solar Array Plans

3. Approval of this project is valid for a period of two (2) years from the final date of approval by Planning Commission. Unless construction permits have been issued and site work has begun, the approval of PD 25-03 shall expire on August 26, 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.
4. The approval of this project allows for the establishment of a permanent storage laydown yard to store equipment and materials associated with the Sensorio/Entrada facility. The yard is located southwest of the main parking lot of the Sensorio project. A solar array system is also approved for the project and is located west of the main entrance roundabout. Both the storage laydown yard and the solar array are ancillary support uses located within the overall project limits of the originally approved Entrada de Paso Robles development.
5. Prior to issuance of a building permit, provide light cutsheets for the solar-powered portable lighting units to be used in the laydown yard.
6. All stored equipment in the laydown yard shall not exceed 18-feet in height and shall be fully screened from views from Highway 46 East.
7. Prior to issuance of a building permit, the base material for the storage laydown yard shall be reviewed for approval by the Regional Water Quality Control Board.
8. All temporary portable lighting units used for maintenance of the solar array system shall be subject to the lighting and illumination standards of the Zoning Code (Chapter 21.82).
9. Any condition imposed by the Planning Commission in granting 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.