

Exhibit A

Revised Conditions of Approval by The Board of Supervisors (12/03/2024)

REVOCATION OF THE CONDITIONAL USE PERMIT IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS:

A. Conditions of Approval:

1. All Conditions of Approval for the original permit approved on August 16, 2001, remain in effect.
2. The Northern Yard is no longer approved as part of the permit and all improvements, stockpiles and material shall be removed not later than September 30, 2025.
3. Within ninety (90) days from Board Action (March 2, 2025), submit to the Planning and Building Department (Department) for approval, a remediation plan for the northern yard area (APN 516-151-016) that includes:
 - a. The removal of the stockpile in the southcentral portion of the site, and the berm along the eastern and southern portion of the site near Noisy Creek.
 - b. A Restoration Plan for the riparian area along Glendale Drive to a natural state including reestablishing riparian vegetation that was removed for creating the berm.
 - c. Restoration monitoring including success of the planted species and qualitative observations of plant stress and likely cause will be noted during annual monitoring efforts.
 - d. The remediation areas shall be monitored for three years to determine if the treatments are functioning as planned. Any signs of excessive erosion, soil riling or gullyng may indicate additional treatments are needed to complete the remediation plan.
 - e. An annual monitoring report will be prepared and submitted to the Department by May 31st of each year of the monitoring period.
 - f. A final effectiveness monitoring report shall be provided at the end of the monitoring period showing all remediation work has been completed and functioning to the satisfaction of the Department.

- g. A cost estimate using prevailing wage for all remediation work specified in the remediation plan.
- 4. Apply for and obtain a building permit through the Department for grading for the restoration plan in COA A.2. The grading plan shall be prepared by a licensed engineer and include erosion and sediment control measures, drainage plan, and soils report, as applicable.
- 5. Hours of operation for all remaining activities on site are 7:00 am to 6:00 pm Monday through Friday and 7:00 am to 5:00 pm on Saturdays. “Operation” includes all activities in the project description in the approved CUP and all noise from all activities, including those related to vehicle and equipment maintenance. Only activities related to janitorial service, office work and security of the property may occur outside of the hours of operation.
- 6. Noise generated by the operation shall not exceed 70 decibels (dB) at nearby residential properties. Noise levels may be measured and collected using a decibel sound level meter, or a sound meter app using Android or iPhone devices.