

## **Exhibit A**

### **Revised Conditions of Approval by The Board of Supervisors (4/15/2025)**

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. Within ninety (90) days from Board Action (April 15, 2025), submit to the Planning and Building Department (Department) for approval, a relocation and remediation plan for the stormwater protection berm on APN 516-151-016 that includes:
  - a. A survey of the property line along Noisy Creek; and
  - b. Relocation of all portions of the berm that are within 25 feet of the outside edge of the riparian dripline along Noisy Creek; and
  - c. Relocation of all portions of the interior access road leading to the lower yard that is located within 25 feet of the outside edge of the riparian vegetation along Noisy Creek; and
  - d. Relocation of the berm to be a minimum of 25 feet from the outside edge of the riparian dripline along Noisy Creek as measured from the streamside edge of the berm edge to the outside edge of riparian vegetation; and
  - e. A buffer enhancement plan for the riparian buffer area along Noisy Creek that utilizes plantings that provide noise and light attenuation and prevention of human and equipment encroachment into the riparian area. The plan should be based off of the March 13, 2025 email from Kathryn Rian of CDFW to John Ford; and
  - f. A planting plan using the plant pallet from the March 13, 2025 email from Kathryn Rian for the portion of the berm along Glendale Drive to provide a visual screen of views into the property from Glendale Drive and properties located east of Glendale Drive.
3. Apply for and obtain a building permit through the Department for grading for the relocation and 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. The work associated with the grading permit shall be completed prior to October 15, 2025.

4. Coordinate with CDFW staff and the property owner of APN 516-141-014 for hand-removal of the asphalt debris located in the stream channel and riparian area of Noisy Creek. All asphalt debris shall be removed, under CDFW supervision, prior to October 15, 2025. This condition may be waived if the property owner of APN 516-141-014 does not grant access.
5. Hours of operation for all activities on-site (both northern and southern yard areas) 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 (dBA) 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.