

Exhibit 'A'
Conditions of Approval
Development Plan Permit 2023-03
Crown-Schaad Residential Development

General Conditions

1. Project approval is conditioned upon acceptance of the conditions of approval contained herein, as evidenced by the receipt in the Planning Division of the applicant's signature upon an Acknowledgement and Acceptance of Conditions within 30 days of the date of approval.
2. Development of the project shall comply with all applicable conditions of approval, as approved for DPL 2023-03.
3. The applicant's failure to utilize DPL 2023-03 within one (1) year following the date of Final Map approval of TSM 2023-02 shall render this Development Plan null and void. Any extensions of time shall be submitted in writing thirty (30) days prior to permit expiration, subject to review and approval by the Planning Commission.
4. Minor modifications to the Development Plan to meet regulatory or engineering constraints may be made with the approval of the Community Development Director.
5. Any proposed future modifications to the site, including but not limited to, the building exterior, parking/loading areas, fences/walls, new buildings, or landscaping shall require an amendment to DPL 2023-03.
6. All conditions of approval shall be the sole financial responsibility of the applicant/owner, except where specified in the conditions of approval listed herein or as mandated by statutes.
7. It shall be the responsibility of the property owner and/or developer to ensure that any required permits, inspections, and approval from any regulatory agency are obtained prior to issuance of final occupancy.

Building Division

8. Site development shall be consistent with the approved home floor plans and elevations. The use of all rooms/activity areas shall be identified on plans submitted for a plan check and building permit.
9. Current State of California Building Code and Federal ADA requirements shall apply to the subdivision and all structures thereon. Compliance shall be verified at the permit stage and confirmed at the final inspection.
10. Fire sprinklers are required within all proposed models.
11. The applicant shall be responsible for contacting the NCFPD by email at Fire.Prevention@NorthCentralFire.org or by phone at (559) 878-4560 to schedule an over-the-counter meeting to receive your specific requirements for your project. Failure

to schedule an appointment with the NCFPD will affect your ability to obtain final approval for your project.

Planning Division

12. Except as required herein, all conditions applicable to the approval of TSM 2023-02 shall completed prior to construction, during construction, or prior to Final Occupancy of the first unit approved under DPL 2023-03.
13. All development standards for the location and design of buildings (including accessory structures) and fences, which are not specifically included in DPL 2023-03, shall conform to base zone district of the SD Combining zone district as permitted under KMC 17.18.030.

Home Models and Elevations

14. Development Plan Permit 2023-03 shall allow for 163 units in close conformance as follows:
 - a. The Picasa 1100 Standard Floor Plan – 1100 sq. ft., 3 bedrooms, 2 bathrooms, 2 car garage
 - b. The Piccola 1300 Standard Floor Plan – 1300 sq. ft., 3 bedrooms, 2 bathrooms, 2-3 car garage
 - c. The Abbey 1500 Standard Floor Plan – 1500 sq. ft., 3 bedrooms, 2 bathrooms, 2-3 car garage
 - d. The Vieta 1600 Standard Floor Plan – 1600 sq. ft., 4 bedrooms, 2 bathrooms, 2-3 car garage
15. Each floor plan shall be offered in a minimum of three (3) distinct architectural elevations, colors, and materials consistent with the Development Plan submitted before the Planning Commission. Each floor plan approved by the Planning Commission shall be offered as a standard elevation. Any exterior architectural embellishments or materials may be offered as an upgrade option, but, shall not be less than or equal to the quality or material of the standard elevation.
16. No two (2) adjoining lots shall repeat more than two (2) of the following design elements:
 - Floor Plan
 - Elevation
 - Setback
 - Exterior Primary Color

Setbacks

17. The minimum setbacks shall apply to both structures and fences on all lots. Any deviation from the minimum setbacks shall be subject to Minor Deviation Permit of upto 20%.
 - Front yard (living space/garage): 18 feet
 - Front yard (porch/ bay window/chimney and the like) 15 feet
 - Rear yard (living space/patios): 10 feet
 - Interior side yard: 5 feet
 - Street side yard: 5 feet
 - Reverse corner street side yard: 15 feet

Fences

18. The southern project boundary adjacent to West Kearney Boulevard shall be developed with a seven-foot (7') foot block wall.
19. The northern project boundary adjacent to outlot designated for park space shall be developed with a seven-foot (7') foot block wall.
20. All other fencing shall be of original wood material or better and shall be in conformance with Chapter 17.24 (Fences, Walls, and Hedges) of the KMC.

Landscaping and Open Space Areas

21. Landscape and open space areas shall be submitted for review and approval as part of a building permit. Project landscaping shall be subject to KMC 8.12A.120 Model Water Efficient Landscape Ordinance Requirements (MWELO).
22. Standard lot landscaping plans shall comply with subsection 17.18.060 (C)(7) Landscaping and Open Space requirements of the KMC.

Miscellaneous Conditions

23. Subdivision entry freestanding-monumental signs shall be subject to sign review approval and building permit consistent with subsection 17.30.070 (B) of the KMC
24. Accessory features and amenities including but not limited to statues, pergolas, gazebos, swimming pools, and flagpoles subject to the California Building Code shall require a stand-alone building permit.

End of Conditions