

Conditions

1. Address all applicable comments from other City departments and outside agency review letters, prior to final approval by staff including all comments noted on the site plans contained within the Planning Commission packets.
2. Provide a landscaping bond in the amount of \$26,268 based on the cost estimate for landscaping and irrigation, plus inspection fees, as adjusted as necessary by staff prior to temporary grade certification being issued by Engineering.
3. That a revised Environmental Impact Statement be submitted prior to the City Council Meeting for the Conditional Use Recommendation to reflect 29 parking spaces.
4. Add signage as approved by City staff to advise motorists of conflicting traffic on the exit-only access to Auburn Road.