EXHIBIT A

MITIGATION MEASURES AND CONDITIONS OF APPROVAL FOR PROJECT NO. DR 2014-101 AND CUP 2014-101

MM-1 The applicant shall enter into an agreement with the City of San Juan Bautista to construct the proposed project as approved by the Planning Commission, conforming to the architectural style and appearance as submitted and approved by the Planning Commission.
MM-2 The applicant shall enter into a hold harmless agreement with the City of San Juan Bautista for the approval of the project.
MM-3 The applicant or contractor shall obtain an encroachment permit for any work performed within the public right of ways.
MM-4 The applicant shall submit an on-site grading plan to the City and obtain a permit for all grading work performed.
MM-5 The applicant shall remove existing driveway approaches that are not used and install new concrete driveways conforming to the approved site plan and to City standards.
MM-6 The applicant shall repair and reconstruct all damaged and broken sidewalks along the frontage of the property, and the sidewalk will be widened to a width of not less than seven (7) feet along the frontage of The Alameda.
MM-7 The applicant shall install a new fire hydrant on the frontage of the property at the northerly corner with State Highway 156; exact location to be determined by the Fire Department.
MM-8 The applicant shall remove a seven (7) feet wide strip of asphalt pavement and base adjacent to the lip of gutter and replace with 8” class 2 aggregate base rock and 2-1/2” thick asphalt pavement for a distant of 240 feet, more or less.
MM-9 The applicant shall install channelization lane striping and markings along the frontage of the property for a left turn lane and pavement lane markings at the entrance and exit approach per the approved site plan and channelization plan for The Alameda.
MM-10 The applicant shall obtain a building permit for the buildings, canopy, and fuel island, conforming to the uniform building codes, fire code, municipal building codes and all state energy code requirements.
MM-11 The applicant shall submit a landscaping and irrigation plan to the City prior to issuance of a building permit. Landscaping plan shall include all planting areas adjacent to the driveway and parking areas, landscaping and storm drainage areas as shown on the approved site plan.
MM-12 The applicant shall submit a site development plan including on-site drainage provisions, curbs, trash enclosure, on-site driveways, asphalt pavement, on-site pavement markings, handicap parking stalls, directional signs, information signs and ingress and egress signs.
MM-13 The applicant shall submit an on-site light plan conforming to the City’s dark sky ordinance with provisions for shields on all lighting fixtures. All light fixtures shall be directed away from the residential homes on the west side of The Alameda.
MM-14 The applicant shall enter into an agreement with the City for continual maintenance of the landscaping and irrigation systems.

MM-15 The applicant shall install an architectural perimeter fence along the northeast property line.
MM-16 The applicant shall submit a sign application to the City for a master comprehensive freestanding sign and all other signs to and on the building or property.
MM-17 The applicant shall install a 4" diameter FDC fire line and PIV assembly from the proposed planter area at the southwest corner of the property to the building, the location to be determined by the Fire Dept.
MM-18 The applicant shall enter into a deferred improvement agreement for an acceleration and deceleration lane on the eastbound State Highway 156 right of way. The applicant shall be responsible to obtain the necessary encroachment permits and all other permits required by CalTrans to construct the improvements when required.
MM-19 The applicant shall restrict the hours of construction to from 7:30 A.M. to 6:00 P.M. Monday thru Saturday.
MM-20 The applicant shall restrict all loud noises, vibratory equipment, truck backup devices and gas powered compaction tools to hours between 9:00 A.M. to 4:00 P.M. Monday thru Saturday.
MM-21 The applicant shall require the following note to be placed upon all construction plans and drawing of the project.

> "If prehistoric or historic archaeological resources or human remains are unexpectedly discovered during construction, work shall be halted within 50 meters (160 feet more or less) of the find until it can be evaluated by a qualified professional archeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented".

MM-22 The applicant shall pay all fees required to the City and School Districts prior to issuance of a building permit.
MM-23 The applicant shall secure all right of way easements necessary for the project and provide copies to the City prior to commencing work.
MM-24 The applicant shall provide copies of all soils compaction tests and results to the City.
MM-25 The applicant shall submit to the City an erosion control plan conforming to SWPP guidelines and best management practices.
MM-26 The applicant shall submit to the City a hazardous waste management plan.
MM-27 The applicant shall submit to the City a solid waste disposal plan.
MM-28 The applicant shall submit to the City a copy of the Monterey Bay Air Pollution Control District permit if required.
MM-29 The applicant shall obtain the necessary permits from the San Benito County Health Department to conduct and operate all food related businesses within the proposed project.
MM-30 The applicant shall cause the site development plan to incorporate bicycle parking facilities, and provide an area for obtaining water and compressed air for vehicles and bicycles.
MM-31 The applicant shall install a sanitary sewer service lateral to the property, pay the required connection fees and secure the necessary encroachment permit.
MM-32 The applicant shall install a domestic water service lateral to the property, pay the required connection fees and secure the necessary encroachment permit.
MM-33 The applicant shall restrict all grading activities during high wind periods that exceed 25 mph.

MM-34 The applicant shall install directional traffic control signs along The Alameda per the channelization plan and on-site per the approved site plan.
MM-35 The applicant shall install “KEEP CLEAR” pavement markings and “DO NOT BLOCK” signs in the north and southbound direction of The Alameda/Lang Street intersection.
MM-36 The applicant shall install a “NO LEFT TURN” sign facing traffic exiting the property at the north exiting only driveway.
MM-37 The applicant shall install a “DO NOT ENTER” sign facing traffic on The Alameda at the north exiting only driveway.
MM-38 The applicant shall install “STOP” signs at each of the exit driveways of the project site.
MM-39 The applicant shall dedicate a strip of land ten (10) feet in width along the frontage of the property.
MM-40 The applicant shall construct an information kiosk center, promoting San Juan Bautista and its goods and services, at the front of the convenience center. Size and location shall be determined by the applicant.