

Exhibit G

**Ashlan and Blythe Commercial Center
Operations and Management Plan
Dated November 3, 2023**

Intent and Scope

This Management Plan is intended to provide an initial description of the various uses and operational characteristics within the approximate 1.3-acre commercial parcel 1, located on the northeast corner of the Ashlan and Blythe intersection. Although tenants have been preliminarily identified for the project, this Management Plan may be revised after project entitlement based on finalization of tenants and subsequent requirements. A revised Management Plan shall be subject to review and of approval by the Planning Director.

Uses

Generally, the site will support the 2 commercial uses identified: A) 24-hour Convenience Store with sale of Beer and Wine, with 8-pump Gas Station, and QSR, B) Drive-thru Car Wash. All development regulations for this zone are applicable. Any deviation from the types of uses proposed will require a revision to the specific Conditional Use Permit, or a new Conditional Use Permit as determined by the Planning Director.

The commercial center includes three parcels. The proposed uses include:

<u>Parcel</u>	<u>Size</u>	<u>Use</u>
Parcel A	56,628 sq ft	24-hour Convenience Store with sale of Beer and Wine liquor license type 20, with 8-pump Gas Station, QSR and Drive thru Car Wash

As shown on the Project site plan, the Convenience Store will dedicate greater than seventy percent (70%) of the floor area to grocery sales, with more than ten percent (10%) dedicated to the sale of fresh produce and grocery products, and less than five percent (5%) of the floor area devoted to alcohol sales. The Convenience Store will also meet all of the required definitional and design elements for a "Specialty Food Grocer", including with respect to floor area, ceiling/shelving height, lighting, window signage, fresh food display and architecture. The Convenience Store therefore qualifies for classification as a "Specialty Food Grocer."

Hours of Operation

Occupants' public hours of operation may vary; however, all three uses have the option for 24-hour operations as set forth below:

<u>Use</u>	<u>Hours (may vary)</u>
Gas Station & C-store	24 hours
QSR	To be determined
Drive thru Car Wash	To be determined

Employees

The projected number of employees for each identified use are set forth below. These figures are estimates only and subject to change based on tenant needs. Fluctuations in the number of employees from those set forth below are not subject to a revised Management Plan or the review and approval of the Planning Director.

Use	Number of Employees
Gas Station & C-Store	15 Approximately
Car Wash	10 Approximately
QSR	To be determined

Employee Parking

Employee parking shall be directed to perimeter areas in an effort to preserve, as much as possible, parking options closest to the business entrances for clients.

Carwash

A state-of-the-art roll over or similar non-obtrusive car wash system will be built and operated at the site. All buzzers and loud speakers have also been deleted from the car wash plan, and only visual and/or digital prompts will be used. To mitigate sound from vehicles waiting in line at the car wash, we propose to post signs, such as 20x30 Styrofoam backed signs noting – Quite Please – Please Be Kind To Our Neighbors Be Considerate of Noise Levels – Please Reduce Music Sound Levels – Your Neighbors Appreciate Your Keeping Your Engine Noise to Minimum, or similar “be considerate” signs.

The proposed car wash system is a well liked device within the industry, regularly used in designs such as the proposed, which requires little maintenance ensuring little down time inconvenience to patrons.

Security

On-site security will be the responsibility of the property owners. It is not anticipated that exclusive, on-site security personnel will be necessary, given the site size, nature of uses, and development intensity. However, such measures will be taken by individual property owners to the extent necessary to address specific problems as they occur. Additionally, parking lot lighting and the high visibility of the site will reduce the likelihood of security problems. Signage prohibiting loitering will be placed in conspicuous locations to further deter potential problems.

Further, we employ an array of digital video cameras that run and record 24 hours a day – 7 days per week – 365 days per year. We can rerun any period of time for any given day. That will hold recordings for 30 days.

Additionally, we will install a camera at the rear of the facility adjacent to the car wash bay for added security and, the queue for the car wash will be chained off

during non-operable hours and, the “garage doors” will remain in the “down” position also during non-operational hours for said car wash.

Lighting

Parking-lot and exterior wall lighting shall be as necessary for public safety purposes. These lights will be necessary during all “nighttime” hours of operation. Exterior Lighting shall be on a timer and seasonally adjusted to insure adequate lighting for public safety purposes throughout the year. Loading shall take place in front of the convent store.

Lighting for business signs shall remain on during each tenant’s hours of operation, up to and including 24-hour operations. If a tenant’s operations are not 24-hour, lighting for that tenants business signs shall be turned off at close of business with the exception of required security lighting.

Noise Abatement

Noise levels for the commercial center are not expected to exceed typical decibels, therefore no management action other than the noise abatement items noted above and the restricted hours for deliveries (no fuel deliveries between midnight and 6am) have been proposed at this time. In the event that a particular use or activity becomes a nuisance, appropriate measures to control volume will be taken at the discretion of the Planning Director through a revised Operations and Management Plan.

Storage and Display

Outdoor storage or display of merchandise or material, as well as parking lot sales, are prohibited throughout the project.

Signage

Sign permits are required for all signage and are subject to the Comprehensive Sign Program for the Center. No temporary or portable signs shall be permitted after 30 days from the date occupancy begins.

Access

The site has been designed to enhance access to circulation within the center. There will be one access point along Ashland & Blyth and two access points along Shannon parkway.

Deliveries

Delivery of fuel, as noted above, shall be accepted 24 hours a day. All delivery trucks shall turn off their engines during loading and unloading activities and will not utilize horns to announce their arrival. Signs listing delivery procedures shall be posted at the loading bay of each building.

Landscaping and Site Maintenance

Maintenance of on-site landscaping, fences, walls and landscaping in the adjoining public parkways will be the responsibility of the property owners. The maintenance program, as will be described in the CC&R’s for the property,

includes normal care and irrigation of the landscaping; repair and replacement of plant materials; irrigation systems as necessary; and general cleanup of landscaped and open areas, parking lots, walkways, walls and fences.

Trash Abatement: Property owners shall be responsible for trash abatement on the site, and shall keep the site free of litter, trash and other nuisances.

Street Sweeping: During the summer (dry) months, the parking lots and drives shall be swept on a regular basis to prevent buildup of deposited materials.

Graffiti Removal: Any graffiti placed on the subject property shall be removed by the center management or its designated representative within 24 hours of occurrence. Any new paint used to cover graffiti shall match the existing.

Bus Stop: Facilities including benches and shelters shall be maintained by the property owners.