

Exhibit A, Master Use List

**Planning Commission Resolution 5439-06, amended by Resolution XXXX-XX (Nov. 13, 2013);
Sycamore Plaza, 3592 Sacramento Drive**

Building A refers to the single story, commercial building closest to Sacramento Drive.

Allowed Uses

ATMs

Auto and Vehicle Sales and Leasing (*excludes sales/leasing of automobiles, trucks and vans; includes bicycles*)

Auto Part Sales, Without Installation

Auto Parts Sales, With Installation (*Building A only, with all installation done indoors. Excludes any mechanical work such as mechanical repairs of vehicles; but allows minor repairs or installation of after market products such as audio video electronics, upholstery, customizing of stock vehicles*)

Bakery, retail (1,800 square foot maximum)

Banks and Financial Services (*see Planning Commission Resolution 5439-06, Section 2*)

Broadcast Studios

Business Support Services

Catering Services (*subject to Planning Commission Resolution 5439-06, Section 3*)

Copying and Quick Printer Service

Daycare Center (1,500 square foot maximum)

Equipment Rental

Farm Supply and Feed Store (*Building A only*)

Fitness/Health Facility (*excludes conventional fitness centers and athletic clubs; but allows personalized training and spa-style facilities*)

Furniture and Fixtures Manufacturing (*excludes appliances, bedsprings & mattresses, and lockers & store furniture shops*)

Laboratory - Medical, Analytical, Research, Testing

Maintenance Service, Client Site Services

Manufacturing – Light (*Building A*)

Mixed-Use Project (*see Planning Commission Resolution 5439-06, Section 1*)

Mobile Home, RV, and Boat Sales (*boat sales only, with all display indoors*)

Office – Accessory

Office: Business & Service (2,600 square foot maximum)

Office – Processing (*see Planning Commission Resolution 5439-06, Section 2*)

Office – Production and Administration (*see Planning Commission Resolution 5439-06, Section 2*)

Offsite Wine Tasting (2,000 square foot maximum)

Photo and film processing lab

Printing and publishing

Repair Service – Equipment, Large Appliances, etc.

School – Specialized Training (*excludes traditional classroom settings; but allows small groups or personal training only*)

Warehousing, Indoor Storage

Wholesale and Distribution

Home Occupation Permit

Home Occupations

Directors Use Permit

Ambulance, Taxi, and/or limousine Dispatch Facility (*offices only*)

Antennas and Telecommunications facilities

Bar/Tavern (*excludes bars, taverns and pubs; but allows other uses under heading in Zoning Regulations Chapter 17.100 such as beer brewing and beverage tasting facilities*)

Bakery, wholesale (1,800 square foot maximum) (Building A only)

Convenience Store (*Building A only*)

Extended Hour Operations (*Building A; required for any business with operations after 6:00 pm or before 8:00 am*)*

Food Bank/Packaged Food Distribution Center

Industrial Research and Development

Manufacturing – Light (*Building B*)

Recycling Facilities – Small Collection Facility (*excludes scrap & dismantling yards and heavy recycling*)

Religious Facility

Restaurant (*subject to Planning Commission Resolution 5439-06, Section 3*)

Vehicle services – Repair and maintenance – Minor (1,800 square foot maximum) (Building A only) **

Veterinary Clinic/Hospital (*excludes boarding and large animal care*)

* Use permit requirement for extended hours also applies to those uses which are otherwise allowed by right.

** Limited to clean vehicle repairs, no fluid changes, engine, transmission type work, limited to upholstery repair and installation, stereo repair and installation, glass installation and repair, custom modifications, electronic repair, etc.