

**EXHIBIT B - CONDITIONS OF APPROVAL
MINOR USE PERMIT DRC2012-00114 (MENDOZA)**

Approved Development

1. This approval authorizes
 - a. construction of a 600 square foot office, restroom and pay center with concrete block fenced storage area for an existing recycling center that was approved under Site Plan DRC2010-00063.
 - b. maximum allowable height is 35 feet (plans show 20 feet) from average natural grade.

Conditions required to be completed at the time of application for construction permits

Site Development

2. **At the time of application for construction permits** plans submitted shall show all development consistent with the approved floor plan and architectural elevations.
3. **At the time of application for construction permits**, the applicant shall show on a revised site plan the following:
 - a. A one-way traffic pattern to avoid having vehicles entering the site from both the north and south sides of the property. The applicant shall also provide signs showing the preferred traffic circulation pattern.
 - b. DG paving of the alley along the northern property line.
 - c. Landscaping in front of the parking space along 17th Street.
4. **At the time of application for construction permits**, submit a landscape plan to the Department of Planning and Building for review and approval. The plan shall indicate the following:
 - a. Type of plants to be used;
 - b. Shading for parking area;
 - c. Method of irrigation to be used.
5. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored. Lighting shall be consistent with Oceano Specific Plan standards for the Commercial Retail land use category.
6. **At the time of application for construction permits**, the applicant shall provide a sign plan for the center. The signs shall be in compliance with the Oceano Specific Plan design guidelines. Signage is limited to 100 square feet for the property (traffic directional signs are not included in the overall 100 square foot calculation).
7. **At the time of application for construction permits**, the applicant shall incorporate the following into their project design:
 - Providing benches for customers
 - Color board to be approved by the Department of Planning and Building

Improvements

8. **At the time of application for construction permits**, public improvement plans shall be prepared in compliance with Section 23.05.106 (Curbs, Gutters and Sidewalks) of the Land Use Ordinance and San Luis Obispo County Improvement Standards and Specifications by a Registered Civil Engineer and submitted to the Department of Public Works. The plan/s is/are to include, as applicable:
- a. Drainage ditches, culverts, and other structures (if drainage calculations require).
 - b. Public utility plan, showing all existing utilities and installation of all new utilities to serve the site.
9. **At the time of application for construction permits**, the applicant shall enter into an agreement and post a deposit with the County for the cost of checking the improvement plans and the cost of inspection of any such improvements by the County or its designated representative. The applicant shall also provide the County with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.

Drainage

10. **At the time of application for construction permits**, the applicant shall submit complete drainage calculations for review and approval in accordance with Section 22.10.155 (Drainage) of the Land Use Ordinance. All drainage must be detained on-site (or under the fronting right-of-way) and the design of the detention structure shall be approved by the Department of Public Works.
11. **At the time of application for construction permits**, the applicant shall submit evidence to the Department of Public Works that all new structures comply with County flood hazard construction standards, Title 22.

Fire Safety

12. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan, prepared by the Five Cities Fire Authority for this proposed project.

Services

13. **At the time of application for construction permits**, the applicant shall provide a letter from Oceano Community Services District stating they are willing and able to service the property.

Conditions to be completed prior to issuance of a construction permit

Fees

14. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

Conditions to be completed prior to occupancy or final building inspection / establishment of the use

15. Landscaping and fencing in accordance with the approved landscaping and fencing plan shall be installed or bonded for before **final building inspection / establishment of the use**. If bonded for, landscaping shall be installed within 60 days after final building. All landscaping shall be maintained in a viable condition in perpetuity.
16. **Prior to occupancy or final inspection**, whichever occurs first, the applicant shall obtain final inspection and approval from the Five Cities Fire Authority of all required fire/life safety measures.

17. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.
18. **Prior to occupancy or final inspection**, all public improvements will have been constructed in accordance with County Public Improvement Standards and to the satisfaction of the County Public Works Inspector.

On-going conditions of approval (valid for the life of the project)

19. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
20. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.
21. **On-going condition of approval (valid for the life of the project**, the property owner shall be responsible for the operation and maintenance of public road frontage sidewalks, and pedestrian amenities in a viable condition and on a continuing basis into perpetuity or until specifically accepted for maintenance by a public agency.
22. **On-going condition of approval (valid for the life of the project**, the project shall comply with the requirements of the National Pollutant Discharge elimination System Phase I and/or Phase II storm water program and the county's Stormwater Pollution control and Discharge Ordinance, Title 8, Section 8.68 et sec.
23. All deliveries and pick-ups shall be done on-site.
24. Portable containers shall be used, placed within a stationary wood framework, solid fence or bin, or otherwise designed to prevent containers from being overturned.
25. The container enclosure shall be equipped with a lid or doors to prevent access to stored materials by animals or vermin, and to preclude stored paper from being scattered by the wind.
26. All recycling collection stations shall be provided instructional signing indicating how materials shall be separated, and stating any limitations on the types of material accepted for recycling.
27. All collection stations shall be maintained in a clean and sanitary condition, with no material stored or discarded outside the container enclosure. All collection stations shall be emptied at intervals sufficient to preclude containers from being filled, but in no case are containers to be emptied less than once every seven days.