

**EXHIBIT B - CONDITIONS OF APPROVAL
MINOR USE PERMIT DRC2012-00116
(TERRA VISTA DE ARROYO GRANDE LLC / BELLI-MOJICA)**

Approved Development

1. This approval authorizes a Minor Use Permit to allow for the construction of a 12' concrete block site wall approximately 320 feet in length within the required 30-foot side and rear setbacks, but outside of the fifty (50) foot wide public utility easement and fifty (50) foot wide offer of road dedication for Tract 1939 along the western portion of the property, and a 3' foot high concrete block site wall approximately 25 feet in length within the required 25-foot front setback and the required 30-foot side setback pursuant to Land Use Ordinance Section 22.10.080.
2. Maximum allowable height is approximately 12 feet from average natural grade.
3. The 3' high site wall will be similar in color and texture to the existing wall that it will connect to, which is located at the front of the property. The 12' high site wall will be earth tone in color to blend in with the project site.

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

Site Development

4. **At the time of application for construction permits** plans submitted shall show all development consistent with the approved site plan and architectural elevations.
5. All plans and engineering shall be prepared by a California Licensed Architect of Record or Engineer.
6. The project is subject to a construction permit as well as the newly adopted 2010 California Codes or the currently adopted codes.
7. The project shall require a grading & retaining wall permit.
8. Regardless of grading permits the project may need to conform to the "National Pollutant Discharge Elimination System" storm water management program regulations, if the area of disturbance is greater than one acre.

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

9. **Prior to final building inspection/establishment of the use 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.

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

10. 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

ATTACHMENT 2

progressed beyond grading and completion of structural foundations; and construction is occurring above grade.

11. 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.