

Attachment 2

EXHIBIT B - CONDITIONS OF APPROVAL DRC2015-00014 / LOCS

Approved Development

1. This Development Plan / Coastal Development Permit authorizes the following development:
 - a. Construction of a new upper aquifer well.
 - b. Construction of a skid-mounted ion-exchange unit (nitrate removal facility).
 - c. Construction of a new 7,000 gallon high density polyethylene (HDPE) brine storage tank.
 - d. Construction of an approximately 600 square-foot metal building to house the existing 8th Street lower aquifer well, proposed upper aquifer well, and nitrate removal facility.
 - e. Installation of miscellaneous yard piping and valving including a new underground waterline connecting the proposed well to the existing water main located onsite, and a 90-foot long underground pipeline connecting the nitrate removal facility and brine storage tank.
 - f. Approximately 1,200 square feet of site disturbance on an 0.5-acre parcel.

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

2. A Well Drilling Permit is required from the Environmental Health Division of the Public Health Department.
3. **Prior to issuance of a Notice to Proceed**, the applicant shall prepare and submit to the Department of Planning and Building, an environmental quality assurance program covering all aspects of construction and operation of any project component. This program will include a schedule and plan for monitoring and demonstrating compliance with all conditions required by the Development Plan.

Site Development

4. **Prior to issuance of a Notice to Proceed**, plans submitted shall show all development consistent with the approved site plan.
5. **Prior to issuance of a Notice to Proceed**, 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 nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

Fire Safety

6. **Prior to issuance of a Notice to Proceed**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code.

Public Works

7. **Prior to issuance of a Notice to Proceed**, the applicant will be required to sign a Consent Authorization prior to approval of the well permit. All analytical results obtained

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pursuant to the County requirements shall be reported directly to the County of San Luis Obispo Public Works and Health Departments by the 10th day of the month following the month in which the analyses were completed.

- a. **Water Level Requirements.** A one-inch diameter water-level sounding tube shall be installed in the well associated with the well permit. The well Measuring Point and Reference Point shall be surveyed by a California licensed surveyor to the nearest tenth of one foot vertically, and the nearest one foot horizontally, or the applicant shall provide an alternate proposal acceptable to the District. The applicant shall coordinate with District staff to clearly define the Measuring Point and Reference Point, and to discuss the timing of the field work. The report of the exact location of the well shall be provided to the District no later than 30 days after the day the well becomes operational. The applicant shall submit a copy of State Water Well Drillers Report to the Utilities Division of the Department of Public Works, within 30 days of well completion. The applicant shall participate in the District's groundwater level measuring program.
- b. **Water Production Requirements:** The applicant shall install a water meter on the well discharge line. The meter type and construction details must be pre-approved by the District. The cost of the water meter and installation shall be covered by the applicant. On or before August 1 of each year, the applicant shall report to the District the total monthly pumped volumes from the well associated with this well permit for the 12-month period ending June 30. The applicant shall give consent for groundwater production information obtained as described in this addendum to be used in reports, studies, and updates released by the District and other Government Agencies for evaluating groundwater basin status and history. The reports, studies, and updates may describe groundwater production information by location.
- c. **Water Quality Requirements:** To facilitate raw water sampling, a sample tap shall be installed on the well discharge line (before any treatment) so that water representative of the water in the well may be drawn for laboratory analysis. Any further water quality analyses taken at the well must be submitted to the District. If the District develops a water quality monitoring program, the applicant shall be required to participate.

Conditions to be completed during construction

Archaeological Resources

8. **During construction,** in the event archaeological resources are unearthed or discovered during any construction activities, construction activities shall cease and a qualified archaeologist will be contacted for professional advice.
9. **During construction,** in the event archaeological resources are found to include human remains the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.

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

10. **Prior to final inspection**, the applicant shall provide to the Department of Planning and Building evidence of the State Water Department permit and that all requirements of the permit have been met.

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11. **Within 30-days of permit approval**, in accordance with Title 8, Section 8.40.065 (for Coastal Zones), and to the satisfaction of the Department of Public Works, the applicant shall establish ongoing water well monitoring and reporting requirements for incorporation into the resource management system.
12. **Prior to final inspection**, the applicant shall obtain final inspection and approval from Cal Fire of all required fire/life safety measures.
13. **Prior to completion of the project**, 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)

Time Limits

14. 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 23.02.050 or the land use permit is considered vested. This land use permit is considered to be vested once the Planning Director verifies in accordance with Section 23.02.044 that the use is occurring on the subject site in accordance with all applicable provisions of this title and adopted conditions.
15. 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 23.10.160 of the Land Use Ordinance.

Public Works

16. **On-going condition of approval (valid for the life of the project):** In accordance with Title 8, Section 8.40.065 (for Coastal Zones), water well monitoring requirements as established by the Department of Public Works will be met prior to issuance of the Environmental Health Department's water well permit.