

**EXHIBIT B - CONDITIONS OF APPROVAL
DRC2015-00036 Spradlin**

Approved Development

1. This approval authorizes the construction of an irrigation well. One well is authorized, along with an alternative drill site, in the event the first site is dry.
2. The location of the well site is approved as identified on the attached well permit site plan. No well drilling activities or site disturbance (other than accessing the locations) is allowed outside of the approved location.
3. All site disturbances related to well drilling activities shall be restored to previous site conditions upon completion of the well.
4. Any permanent facilities related to the well construction (e.g. wellheads, filters, pumps) shall be limited to the minimum necessary and shall be limited to the least visible low lying facilities possible.

Conditions required to be completed at the time of application for well permit

Site Development

5. **At the time of application for construction permits** plans submitted shall show all development consistent with the approved site plan. Additionally, the well must meet state and county siting requirements, such as maintaining at least minimum required distances from:
 - a. Onsite and off-site septic systems (minimum 100 feet);
 - b. On-site and off-site designated septic system replacement areas (minimum 100 feet);
 - c. Property lines (minimum 10 feet);
 - d. Concentrated sources of pollution, such as corrals, stables, agricultural herbicide/pesticide/chemical storage or application areas (minimum 100 feet).
6. **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. The requirements shall include, at a minimum, the following:
 - a. Well Permit Requirements:
 - i. The applicant must sign the county's Consent Authorization prior to approval of the well permit.
 - ii. All analytical results obtained pursuant to the requirements outlined in this addendum 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.
 - b. Water Level Requirements:
 - i. A one-inch diameter water-level sounding tube shall be installed in the well associated with the well permit.

ATTACHMENT 02

- ii. 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.
 - iii. 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.
 - iv. The applicant shall participate in the District's groundwater level measuring program.
- c. Water Production Requirements:
- i. 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.
 - ii. 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 report shall also contain the total irrigated acreage and crop type(s) as of June 30th.
 - iii. 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.
- d. Water Quality Requirements:
- i. 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.
 - ii. Any further water quality analyses taken at the well must be submitted to the District.
 - iii. If the District develops a water quality monitoring program, the applicant shall be required to participate.

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

- 7. In accordance with Title 8, Section 8.40.065 (for Coastal Zones), water well monitoring requirements as established by the Department of Public Works shall be met prior to issuance of the Environmental Health Department's water well permit
- 8. 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

ATTACHMENT 02

permit is considered vested. This land use permit is considered to be vested once the well is installed.

9. 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.