

## EXHIBIT C

### CONDITIONS OF APPROVAL DRC2015-00050 / CHC

#### Approved Development

1. This approval authorizes the following:
  - a. A Variance from Subsections C.2.f(1)(a) and C.2.f(1)(d) of Section 22.108.050 in order to allow development of the site without a residential component and to allow the building entrance to face away from the street.
  - b. A Minor Use Permit to allow grading and development of the project site to accommodate a 13,600 square foot medical center with 68 parking spaces.

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

2. **At the time of application for construction permits**, plans submitted shall show all development consistent with the approved site plan, floor plan, architectural elevations, landscaping plan, and grading and drainage plan.
3. **At the time of application for construction permits**, submit the following to the Department of Planning and Building for review and approval:
  - a. *Fencing and screening plan* – identifying fencing and screening of mechanical equipment.
  - b. *Exterior lighting plan* – showing height, location, and intensity of all exterior lighting, and demonstrating shielding of lamps and reflective surfaces. Additionally, pursuant to Mitigation Measure AE-2, the following is required:
    - (1) All lighting poles, fixtures, and hoods shall be dark colored.
    - (2) Exterior fixtures facing towards Cienaga Street shall be “dark sky” certified or equivalent.
    - (3) The height of freestanding outdoor lighting fixtures shall be kept as low as possible.
  - c. *Colors and materials board* – demonstrating compliance with Oceano Specific Plan requirements.
  - d. *Landscaping plans* – including street trees at a ratio of one tree per 50 feet of street frontage, and showing irrigation by means of a drip system.

- e. *Signage plans* – demonstrating compliance with Oceano Specific Plan requirements (e.g. no internal illumination).

### **Road Improvements**

4. **At the time of application for construction permits**, public improvement plans shall be prepared in compliance with Section 22.54.030 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 plans are to include, as applicable:
  - a. Construct new commercial driveway and reconstruct, if necessary, all deteriorated or non-compliant **Cienaga Street (State Route 1)** frontage improvements in accordance with Caltrans Standards. A separate encroachment permit will be required from Caltrans for this work.
  - b. Street plan and profile to construct **21st Street** frontage improvements to an A-2d urban street section. Minimum width to include 12' travel lane plus 8' parking lane on the east (project) side of centerline; and a 12' travel lane with 2' aggregate base shoulder on the west side of centerline.
  - c. Drainage ditches, culverts, and other structures.
  - d. Public utility plan, showing all existing utilities and installation of all new utilities to serve the site.
5. **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.

### **Stormwater and Drainage**

6. **At the time of application for construction permits**, the applicant shall submit complete drainage plans and a report prepared by a licensed civil engineer for review and approval in accordance with Section 23.05.040 (Drainage) of the Land Use Ordinance. All displaced flood plain waters must be retained on-site and the design of the storage device shall be approved by the Department of Public Works.
7. **At the time of application for construction permits**, the applicant shall show the 100 year flood hazard boundary on the project plans.

8. **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 (half of the project site is located within a FEMA Flood Hazard Zone A designation as shown on FIRM Map Number 0603041601G.)
9. **At the time of application for construction permits**, the applicant shall submit complete erosion and sedimentation control plan for review and approval.
10. **At the time of application for construction permits**, the applicant shall demonstrate that the project construction plans are in conformance with their Storm Water Control Plan.
11. **At the time of application for construction permits**, the applicant shall demonstrate whether the project is subject to the LUO Section for Storm Water Management. Applicable projects shall submit a Storm Water Control Plan (SWCP) prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate BMP's, shall demonstrate compliance with Storm Water Quality Standards and shall include a drainage plan, an erosion and sedimentation control plan. The applicant shall submit complete drainage calculations for review and approval.
12. **At the time of application for construction permits**, if necessary, the applicant shall submit a draft "Private Storm Water Conveyance Management and Maintenance System" exhibit for review and approval by the County.

#### **Fire Safety**

13. **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 Five Cities Fire Authority.

#### **Services**

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

#### **Airport Review**

15. **At the time of application for construction permits**, the applicant shall submit a current Form 7460 evaluation form from the Federal Aviation Administration, confirming that the applicable structures comply with all applicable regulations and restrictions.

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

***Fees***

16. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facility fees.
17. **Prior to issuance of a construction permit**, the applicant shall pay the housing impact fee as required by Section 22.12.080F.1, or may defer payment pursuant to Section 22.12.080J.4. As an alternative, the applicant may provide housing units or a land donation pursuant to Section 22.12.080F.3.

***Offers for Dedication***

18. **Prior to issuance of construction permits**, the applicant may be required to offer for dedication to the public right-of-way easements by separate document for a 20-foot radius property line return at the intersection of **Cienaga Street (SR 1)** and **21st Street**. Submit the document/s to Public Works for review and approval prior to recordation with the County Clerk.
19. **Prior to issuance of construction permits**, the applicant may be required to offer for dedication to the public pedestrian easements as necessary to contain all sidewalk, driveway and curb ramp improvements that extend beyond the existing rights-of-way. Offers are to be recorded by separate document with the County Clerk upon review and approval by Public Works.
20. **Prior to issuance of construction permits**, the applicant may be required to offer for dedication to the public drainage easement(s) as necessary to contain both existing and proposed drainage features where those features accept public road storm flows. Offers are to be recorded by separate document with the County Clerk upon review and approval by Public Works.

***Easements***

21. **Prior to issuance of construction permits**, the property owner shall grant an avigation easement to the County of San Luis Obispo. The avigation easement document shall be prepared, reviewed, and approved by County Counsel. A recent (within 6 months) title report or lot book guarantee will be required to initiate this process.

***Drainage and Stormwater***

22. **Prior to issuance of construction permits**, if necessary, the applicant shall record with the County Clerk the "Private Storm Water Conveyance Management and Maintenance System" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.

**CalTrans Right-of-Way**

23. **Prior to issuance of construction permits**, all work which encroaches into the **Cienaga Street (SR 1)** right-of-way shall require an encroachment permit issued by Caltrans. No County permits shall be issued without evidence of a Caltrans encroachment permit, or that a permit is not required.

**Air Quality**

24. **Prior to issuance of grading permits**, if the project is subject to Naturally Occurring Asbestos (NOA) requirements as determined by APCD), the project proponent shall ensure that a geologic evaluation is conducted to determine if NOA is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the District. If NOA is found at the site, the applicant must comply with all requirements outlined in the Asbestos Air Toxics Control Measure (ATCM).

**Haul Route**

25. **Prior to issuance of grading permits**, the applicant shall provide a haul route from the source site to the project site to the Department of Planning and Building for review and approval. The haul route will be circulated to County Public Works and Cal Trans for review. If the haul route will cross through incorporated cities, it will be forwarded to each jurisdiction's Public Works or Engineering Department for review. The applicant shall accommodate any requests for change in haul route as is feasible to avoid any impacted intersections or interchanges.

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

26. Landscaping in accordance with the approved landscaping plan shall be installed or bonded for **prior to occupancy or final inspection**. If bonded for, landscaping shall be installed within 60 days after final building. All landscaping shall be maintained in a viable condition in perpetuity.
27. **Prior to occupancy or final inspection**, whichever comes first, the applicant shall obtain final inspection and approval from Five Cities Fire Authority of all required fire and life safety measures.
28. **Prior to occupancy or final inspection**, all public improvements have been constructed or reconstructed in accordance with County Public Improvement Standards and to the satisfaction of the County Public Works Inspector.
29. **Prior to occupancy or final inspection**, whichever comes first, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of approval.

30. **Prior to occupancy or final inspection**, a Registered Civil Engineer must certify to the Department of Public Works that the public improvements have been constructed or reconstructed to the satisfaction of the County Public Works Inspector and in accordance with County Public Improvement Standards; the project conditions of approval, including any related land use permit conditions; and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.
31. **Prior to occupancy or final inspection**, all public improvements have been constructed or reconstructed 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)**

32. In accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way including, but not limited to, project signage; tree planting; fences; etc. without a valid Encroachment Permit issued by the Department of Public Works.
33. The property owner shall be responsible for operation and maintenance of public road frontage sidewalks, landscaping, street lighting, and pedestrian amenities in a viable condition and on a continuing basis into perpetuity or until specifically accepted for maintenance by a public agency.
34. 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 Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.
35. 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.
36. 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.