

**EXHIBIT B - CONDITIONS OF APPROVAL
DRC2013-00005 SIPES**

Approved Development/Use

1. This approval authorizes
 - a. The establishment of a recreational vehicle storage yard of 28,975 square-feet
 - b. Screening from public view on all sides by a solid wood, painted metal, or masonry fence, with a minimum height of six feet.
 - c. No structures or lighting is authorized with this approval.

Grading Permit / Drainage Plan Required

2. **Prior to establishment of the authorized use**, the applicant shall apply for and obtain a grading permit / drainage plan, which is required by the Department of Public Works to evaluate the stormwater runoff and drainage effects of the proposed project.
3. **Prior to establishment of the authorized use**, the applicant shall submit a Stormwater Quality Plan (SWCP) prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate BMPs, shall demonstrate compliance with Stormwater Quality Standards and shall include a preliminary drainage plan, a preliminary erosion and sedimentation plan. The applicant shall submit complete drainage calculations for review and approval. If required, all drainage must be retained or detained on-site and the design of the basin shall be approved by the Department of Public Works.

Conditions required to be completed at time of application for a grading permit / drainage plan

Site Development

4. **At the time of application for a grading permit/drainage plan**, all development shall be consistent with the approved site plan. A revised fencing plan is required to meet both the Land Use Ordinance standards requiring a solid fence, and the requirement from the Department of Public Works that the fencing not obstruct the passage of flood waters.

Access

5. **At the time of application for a grading permit/drainage plan**, public improvement plans shall be prepared in compliance with 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. Street plan and profile for constructing 21st Street, Front Street and Nipomo Street to complete the project side of an A-2 urban street section fronting the property. All proposed driveways shall be constructed in accordance with County Standard B-3 series drawings.
 - b. Drainage ditches, culverts, and other structures (if drainage calculations require).
 - c. Public utility plan, showing all existing utilities and installation of all new utilities to serve the site.

- d. Tree removal/retention plan for trees to be removed and retained associated with the required public improvements. The plan shall be approved jointly with the Department of Planning and Building.
 - e. Removal of all existing non-permitted obstructions from within the public right-of-way of the project frontage.
 - f. Remove vegetation as required to achieve sight distance standards.
 - g. Removal of all existing non-permitted obstructions from within the right-of-way of the project frontage.
6. **At the time of application for a grading permit/drainage plan**, 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

7. **At the time of application for a grading permit/drainage plan**, the applicant shall submit complete drainage calculations for review and approval in accordance with Section 22.52.110 (Drainage) of the Land Use Ordinance. If required, all drainage must be retained or detained on-site and the design of the basin shall be approved by the Department of Public Works.
8. **At the time of application for a grading permit/drainage plan**, the applicant shall submit evidence to the Department of Public Works that all new structures (including fences) comply with County flood hazard construction standards, Section 22.14.060
9. **At the time of application for a grading permit/drainage plan**, the applicant shall demonstrate that the project is in conformance with the Source Control BMPs as identified for project incorporation in the applicant's Stormwater Quality Plan Application for Priority Projects.

Conditions required to be completed prior to issuance of a grading permit/drainage plan

Fees

10. **Prior to issuance of a grading permit/drainage plan**, the applicant shall pay all applicable school and public facilities fees.

Conditions required to be completed prior to establishment of the authorized use

11. **Prior to establishment of the authorized use**, a Registered Civil Engineer must certify to the Department of Public Works that the road widening improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans.
12. **Prior to establishment of the authorized use**, 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.

Conditions required to be completed prior to final inspection / certificate of completion

Fire Safety

13. **Prior to final inspection / certificate of completion**, the site 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 referral response from Five Cities Fire. The applicant shall obtain final inspection and approval from CDF of all required fire/life safety measures.

Final Inspection

14. **Prior to final inspection / certificate of completion**, 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)

15. 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.
16. 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.

Drainage

17. On-going condition of approval (valid for the life of the project), and 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.
18. On-going condition of approval (valid for the life of the project), 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.
19. 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 Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.