

EXHIBIT B - CONDITIONS OF APPROVAL
DRC2015-00070 (Templeton Community Services District)

Approved Development

1. This approval authorizes the construction of a public facility consisting of the following:

These facilities are located within private easements

- a. Volpi Ysabel Lift Station
- b. Lift Station 3 construction and removal of existing lift station
- c. 5,500 Linear Feet of 6" force main
- d. 286 Linear Feet of 6" horizontal directional drilling (HDD)
- e. 950 Linear Feet of 6" gravity sewer
- f. Landscape screening of the lift stations

These facilities are located within public rights of way

- g. 7,660 Linear Feet of 10" force main
- h. 420 Linear Feet Horizontal Directional Drilling under Main Street
- i. 372 Linear Feet 10 "Horizontal Directional Drilling @ Toad Creek
- j. 1,654 Linear Feet of 15" gravity sewer.

Site Development

2. **At the time of commencement of the use** plans submitted shall show all development consistent with the approved project plans.

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

Encroachment

3. **At the time of commencement of the use**, the applicant shall submit plans prepared by a Registered Civil Engineer to the Department of Public Works to secure an Encroachment Permit and post a cash damage bond to install improvements within the public right-of-way in accordance with County Public Improvement Standards. The application and plans are to include, as applicable:
 - a. Plan and profile to construct the proposed sanitary sewer force main in accordance to county standard trench details (U-series drawings), and pavement repair requirements (R-series drawings). Note that pavement repair may require grind and overlay of the full travel lane.
 - b. Plan and profile to construct a new access driveway approach at the Volpi Ysabel lift station site in accordance with County Public Improvement Standard B-3, urban commercial driveway.
 - c. Sedimentation and erosion control plan for all proposed work.
 - d. Stormwater control plan for all proposed work (if subject to MS-4 requirements).
 - e. Traffic control plan in accordance with the California Manual on Uniform Traffic Control Devices (CA-MUTCD).

- f. The applicant shall provide satisfactory evidence that the project has secured a County use permit and environmental clearance; and that the project is in substantial compliance with all conditions of approval.
 - g. The applicant shall provide satisfactory evidence that the Army Corps of Engineers and the California Department of Fish and Game environmental permits have either been secured or that the regulatory agency has determined that their permit is not required.
 - h. The applicant shall provide satisfactory evidence that a Caltrans encroachment permit has either been secured or that the agency has determined that their permit is not required for the segment of the project located in the State right-of-way.
4. **At the time of commencement of the use**, 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.
 5. **At the time of commencement of the use**, the applicant shall provide evidence to the Department of Planning and Building that onsite circulation and pavement structural sections have been designed and shall be constructed in conformance with Cal Fire standards and specifications back to the nearest public maintained roadway.

Drainage

6. **At the time of commencement of the use**, the applicant shall submit complete drainage plans for review and approval in accordance with Section 22.52.110 (Drainage) or 23.05.040 (Drainage) of the Land Use Ordinance. All drainage must be retained or detained on-site and the design of the basin shall be approved by the Department of Public Works.
7. **At the time of commencement of the use**, the applicant shall show the 100 year flood hazard boundary on the project plans.
8. **At the time of commencement of the use**, the applicant shall submit evidence to the Department of Public Works that all new structures comply with County flood hazard construction standards, Section 22.14.060. (The entire project site is located within a FEMA Flood Hazard Zone A designation as shown on FIRM Map Number 06079C1601F.)
9. **At the time of commencement of the use**, the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with 22.52.120.
10. **Prior to commencement of the use**, the applicant shall provide evidence satisfactory to the Department of Planning and Building that the Army Corps of Engineers and the California Department of Fish and Game environmental permits have either been secured or that the regulatory agency has determined that their permit is not required.

11. **At the time of commencement of the use**, the applicant shall demonstrate that the project construction plans are in conformance with their Storm Water Control Plan.

Storm Water Control Plan

12. **At the time of commencement of the use**, 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 preliminary drainage plan, a preliminary erosion and sedimentation plan. The applicant shall submit complete drainage calculations for review and approval.
13. Landscaping in accordance with the approved landscaping plan shall be installed or bonded for before establishment of the use. The landscaping shall thereafter be maintained in a viable condition in perpetuity.

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

14. **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.
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 run with the land and 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.
17. 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. Therefore, the project will construct a containment berm surrounding the training site to prohibit the release of training water off-site.
18. The applicant (TCSD) will implement the mitigation measures identified in the project's Negative Declaration, Subsequent Negative Declaration and Negative Declaration Addendum.