

**EXHIBIT B - CONDITIONS OF APPROVAL  
MINOR USE PERMIT DRC2015-00093 (CROSNO/ONSORC, LLC)**

**Approved Development**

1. This approval authorizes
  - a. construction of an 11,350 square foot office/warehouse building on Lot 3 of Tract 2368.
  - b. All conditions of approval from Conditional Use Permit S000007U (attached) shall remain in effect with this approval. If there is any conflict between the conditions of approval from the current proposal and the original proposal, the current conditions shall apply.
  - b. maximum height is 35 feet from average natural grade (plans show 32 feet, 6 inches). This maximum height shall comply with the FAA determination concerning requirements of FAR 77, "Objects Affecting Navigable Airspace".

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

***Site Development***

2. **At the time of application for construction permits**, plans submitted shall show all development consistent with the approved floor plan, architectural elevations and landscape plan.
3. **At the time of application for construction permits**, the applicant shall provide a revised site plan that shows a minimum of two bicycle parking spaces. The applicant is encouraged to provide additional spaces above the required two spaces in order to promote alternative transportation for their employees and clients.
4. **At the time of application for construction permits**, 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.
5. **At the time of application for a sign permit**, any proposed free-standing or monument signs shall be a maximum height of four feet. The maximum square footage for signs for the site is 100 square feet. If the sign is illuminated, it shall be internally illuminated.

***Fire Safety***

6. **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 the CDF/County Fire Department for this proposed project and dated March 10, 2016.

***Services***

7. **At the time of application for construction permits**, the applicant shall provide a letter from East Airport Fiero Lane Water Company stating they are willing and able to service the property.

8. **At the time of application for construction permits**, construction plans shall show all utilities to be installed underground.

**Access**

9. **At the time of application for construction permits**, Curb Gutter and Sidewalk plans shall be prepared in compliance with Section 22.54.03006 (Curbs, Gutters and Sidewalks) 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 plan/s is/are to include, as applicable:
  - a. Reconstruct, if necessary, all deteriorated or non-compliant curb, gutter, sidewalk and driveway property frontage improvements in accordance with County Public Improvement Standards. All new driveways shall be constructed to County B-3a standards.
  - b. Pedestrian easements as necessary to contain all sidewalk, driveway and curb ramp improvements that extend beyond the existing right-of-way. Offers are to be recorded by separate document with the County Clerk upon review and approval by Public Works.
10. **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 Curb Gutter and Sidewalk 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.
11. **At the time of application for construction permits**, the applicant shall provide evidence to the Department of Planning and Building that onsite access road horizontal and vertical alignment 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**

12. **At the time of application for construction permits**, the applicant shall submit complete drainage plans and report prepared by a licensed civil engineer for review and approval in accordance with Section 22.52.110 (Drainage) of the Land Use Ordinance.
13. **At the time of application for construction permits**, the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with 22.52.120.
14. **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.

**Storm Water Control Plan**

15. **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 preliminary drainage plan, a preliminary erosion

and sedimentation plan. The applicant shall submit complete drainage calculations for review and approval.

16. **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.

**Conditions to be completed prior to issuance of a construction permit**

**Fees**

17. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.
18. **Prior to issuance of a construction permit**, the applicant shall pay the housing impact fee as required by Section 22.12.080.F.1, or may defer fee payment pursuant to Section 22.12.080.J.4. As an alternative the applicant may provide housing units or a land donation, pursuant to Section 22.12.080.F.3.
19. **Prior to issuance of construction permits**, the applicant must quitclaim all existing easements that would conflict with development of the proposed structure.
20. **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.
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.

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

22. Landscaping in accordance with the approved landscaping plan shall be installed or bonded for before **final building inspection / establishment of the use**. If bonded for, landscaping shall be installed within 60 days after final building. All landscaping shall be maintained in a viable condition in perpetuity.
23. **Prior to occupancy or final inspection**, whichever occurs first, the applicant shall obtain final inspection and approval from CDF of all required fire/life safety measures.
24. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.
25. **Prior to occupancy or final inspection**, a Registered Civil Engineer must certify to the Department of Public Works that the Curb Gutter and Sidewalk improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans. All Curb Gutter and Sidewalk improvements shall be completed prior to occupancy of any new structure.
26. **Prior to occupancy or final inspection**, all Curb Gutter and Sidewalk 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)**

27. 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.
28. 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.
29. **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.
30. **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