



SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR

February 4, 2009

George Newman  
PO Box 691  
Nipomo, CA 93444

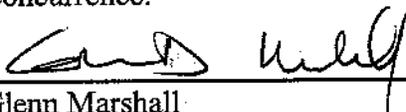
SUBJECT: Substantial Conformity for Tract 2652 – Timing of traffic impact fee payment

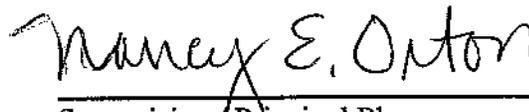
We have reviewed the tentative map / land use permit and the environmental determination approved for the above-referenced project and have determined that the proposed changes are in substantial conformity:

Change condition #32 of the approved Tentative Tract Map to allow payment of traffic impact fees to occur prior to building permit issuance instead of prior to recordation of the final map. New condition #32 would read as follows:

*All required Traffic Impact Fees shall be paid prior to Map recordation-issuance of building permits.*

Concurrence:

  
Glenn Marshall  
Public Works

  
Supervising Principal Planner  
Department of Planning & Building

- v. The following uses shall not be permitted in the same building as residential quarters: nail salons; dry-cleaners; coffee roasters; furniture refurbishing/refinishing; or, any type of spray paint operations.
- w. The following uses shall be reviewed and approved by the APCD prior to issuance of use permit: food and beverage preparation; dry cleaners; generators; boilers; sterilization unit(s) using ethylene oxide and incinerator(s); and, IC engines.

**Covenants, Conditions and Restrictions**

- 26. The developer shall submit proposed covenants, conditions, and restrictions for the subdivision to the county Department of Planning and Building for review and approval. The CC&R's shall provide at a minimum the following provisions:
  - a. Maintenance of drainage basin landscaping.
  - b. Maintenance of common areas.
  - c. Maintenance of all local streets within the project.
  - d. Notification to prospective buyers that an additional map sheet was recorded with the final parcel or tract map. The restrictions, conditions and standards set forth in the additional map sheet apply to future development. It is the responsibility of the prospective buyers to read the information contained on the additional map sheet.

**Miscellaneous**

- 28. This subdivision is also subject to the standard conditions of approval for all subdivisions using community water and sewer, a copy of which is attached hereto and incorporated by reference herein as though set forth in full.
- 29. A stormwater pollution plan may be necessary from the Regional Water Quality Control Board. Provide evidence that it has been obtained or is unnecessary prior to filing the map.
- 30. All timeframes on approved tentative maps for filing of final parcel or tract maps are measured from the date the Review Authority approves the tentative map, not from any date of possible reconsideration action.
- 31. Prior to recordation of final map, work with the Regional Transit Authority (RTA) to provide a bus stop or in-lieu fee as determined by the RTA and the Director of Planning and Building.
- 32. All required Traffic Impact Fees shall be paid prior to Map recordation.