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April 01, 2022

KIRK CONSULTING  
8830 MORRO  
ATASCADERO, CA 93422

**SUBJECT:** Notice of Final County Action, Minor Use Permit N-DRC2021-00001

Dear Sir/Madam,

On **March 18, 2022**, the above-referenced application was approved by the **Planning Department Hearing** based on the approved Findings, and subject to the approved Conditions, which are both enclosed for your records.

If you disagree with this action, pursuant to (County Real Property Ordinance Section 21.04.020 / County Land Use Ordinance Section 22.70.050 / County Coastal Zone Land Use Ordinance (CZLUO) Section 23.01.042), and in the manner described therein, you have the right to appeal this decision, or a portion of this decision, to the Board of Supervisors within 14 calendar days after the date of the action.

The appeal must be submitted to the Department of Planning and Building on the proper Department appeal form, as provided on the County website. The appeal form must be submitted with an original signature; a facsimile will not be accepted. The appeal fee is set by the current fee schedule and must accompany your appeal form for your appeal to be accepted for processing.

If you have any questions regarding your project, please contact **Cassidy McSurdy** at 805-781-5600.

Sincerely,

*Daniela Chavez*

County of San Luis Obispo  
Department of Planning & Building

**EXHIBIT B - CONDITIONS OF APPROVAL**  
**Minor Use Permit / N-DRC2021-00001 JR Owners, LLC**

**Approved Development**

1. This approval authorizes
  - a. The phased construction within a designated 2.5 acre building envelope to include:
    - i. 5,302-square-foot single-story ranch headquarters,
    - ii. 5,330-square-foot farm support quarters
    - iii. 1,600-square-foot accessory dwelling unit
  - b. Additional development of infrastructure improvements such as access improvements and septic installation as well as two residential swimming pools.

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

***Site Development***

2. **At the time of application for construction permits**, the applicant shall submit plans demonstrating compliance with the conditions of approval (#2-12, #15-18, #20-26) for Conditional Use Permit S000323U.
3. **At the time of application for construction permits** plans submitted shall show all development consistent with the approved site plan, floor plan, and architectural elevations.
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.

***Fire Safety***

5. **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.

***Services***

6. **At the time of application for construction permits**, the applicant shall submit evidence that there is adequate water to serve the proposal, on the site.
7. **At the time of application for construction permits**, the applicant shall submit evidence that a septic system, adequate to serve the proposal, or connection to public sewer can be installed on the site.

**Access**

8. **At the time of application for construction permits**, 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, or the regulating fire agency standards and specifications back to the nearest public-maintained roadway.

#### Drainage & Flood Hazard

9. **At the time of application for construction permits**, the applicant shall submit complete drainage plans for review and approval in accordance with Section 22.52.110 of the Land Use Ordinance.
10. **At the time of application for construction permits**, the applicant shall submit complete erosion and sedimentation control plans for review and approval in accordance with Section 22.52.120 of the Land Use Ordinance.

#### Stormwater Pollution Prevention Plan (SWPPP)

11. **At the time of application for construction permits**, if the project disturbs more than 1.0 acre or is part of a common plan of development, the applicant must enroll for coverage under California's Construction General Permit. Sites that disturb less than 1.0 acre must implement all required elements within the site's erosion and sediment control plan as required by San Luis Obispo County Codes.

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

##### ***Fees***

12. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.
13. **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.
14. **Prior to the issuance of construction permits**, the applicant must pay to the Department of Public Works the State Route 227 Corridor Traffic Mitigation Fee based on the fair share rates identified in the project traffic study prepared by *Associated Transportation Engineers, dated October 8, 2020*. The estimated fee is \$8,455.
15. The applicant shall be responsible for paying to the Department of Public Works the 227 Corridor Traffic Mitigation Fee at the time of issuance of building permit, or within 30 days of land use permit approval if no building permit is required. In accordance with Government Code section 66020(d)(1), the County provides notice to the applicant that the 90-day approval period in which the applicant may protest imposition of the Road Improvement Fee has begun.

##### ***Farm Worker Occupancy Requirement***

16. **Prior to issuance of a construction permit for the farmworker support quarters**, an agreement between the landowner and the County limiting occupancy to farm employees and their spouses and children will be executed and recorded.

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

17. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from CDF of all required fire/life safety measures.
18. **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.

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

19. 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.
20. 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.