

Condition 5**No Guarantees of Development Approvals**

No Guarantees of Development Approvals. Approval of this permit, or any method of financing the project utilized by the County (e.g., the established assessment program), does not guarantee County approval of any new or intensified uses within the service area. All new development proposals must be reviewed for consistency with the San Luis Obispo County certified Local Coastal Program (and/or the California Coastal Act, as applicable); such review shall consider, among other issues, the environmental impacts of the new development, including the impacts associated with the installation of lateral connections necessary to tie into the approved collection system. Wastewater treatment service shall only be provided to developments that have obtained the required coastal development approvals in a manner consistent with such approvals. Prior to construction, the County shall prepare a public notice to all property owners of record within the service area that includes a copy of this condition, and an explanation of its effect upon the ability to obtain wastewater treatment service for future development.

Prior to the commencement of construction, said notice shall be mailed to all property owners within the service area, or noticed in three local newspapers and included in public information handouts provided by the County.

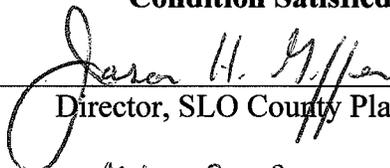
Evidence of compliance:

A Public Notice has been prepared and is attached for reference. The attached notice will be posted in three newspapers prior to construction:

The Tribune
New Times
Bay News

Because construction of all phases will be continuous, this notice will be issued only once prior to the commencement of construction.

Condition Satisfied



Director, SLO County Planning

MAY 3, 2012

Date



PUBLIC NOTICE

Concerning Future New Development in the Los Osos Wastewater Project Service Area

This Public Notice concerns future new development in the Los Osos Wastewater Project service area. Four separate requirements of the Coastal Permit for the County's wastewater project govern how and when future new development may receive wastewater service. These conditions **DO NOT APPLY TO THE CONNECTION TO THE SEWER OF EXISTING LEGAL DEVELOPMENT WITHIN THE SEWER SERVICE AREA**. These conditions **DO APPLY** to new projects such as those constructed on vacant parcels, large expansion projects, and subdivisions or parcel maps that create greater densities.

Condition 5 specifies that approval of any new or intensified development within the wastewater service area is not guaranteed by the development of the wastewater project. All new development must first be reviewed and approved by the County pursuant to the Local Coastal Program:

Condition 5: No Guarantees of Development Approvals. Approval of this permit, or any method of financing the project utilized by the County (e.g., the established assessment program), does not guarantee County approval of any new or intensified uses within the service area. All new development proposals must be reviewed for consistency with the San Luis Obispo County certified Local Coastal Program (and/or the California Coastal Act, as applicable); such review shall consider, among other issues, the environmental impacts of the new development, including the impacts associated with the installation of lateral connections necessary to tie into the approved collection system. Wastewater treatment service shall only be provided to developments that have obtained the required coastal development approvals in a manner consistent with such approvals.

Condition 1 specifies that wastewater service will only be available within the approved service area, which corresponds to the portion of Los Osos that lies within the Regional Water Quality Control Board's Prohibition Zone.

Condition 1: This approval authorizes construction and operation of a community-wide sewer system for the portion of Los Osos described in Resolution No. 83-13 issued by the Regional Water Quality Control Board and as described by application materials, supplemental materials made a part of the record, and shown in the [Environmental Impact Report].

Condition 6 specifies that wastewater service to undeveloped properties cannot be provided until the Estero Area Plan (The General Plan for Los Osos) is updated to reflect build out limits based on conclusive evidence of an adequate long term water supply for the community.

Condition 6: Wastewater Service to Undeveloped Properties. Wastewater service to undeveloped properties within the service area shall be prohibited unless and until the Estero Area Plan is amended to identify appropriate and sustainable build out limits, and any appropriate mechanisms to stay within such limits, based on conclusive evidence indicating that adequate water is available to support development of such properties without adverse impacts to ground and surface waters, including wetlands and all related habitats.

Condition 92 specifies that wastewater service to undeveloped properties cannot be provided until the County, in coordination with the California Department of Fish and Game, the US Fish and Wildlife Service, and the California Coastal Commission prepare and implement a Habitat

Conservation Plan for the long-term preservation of wildlife habitat in Los Osos, including habitat remaining on individual vacant lots.

Condition 92: Prior to providing wastewater treatment service to undeveloped parcels, the County, in coordination with the California Department of Fish and Game, the US Fish and Wildlife Service, San Luis Obispo County and the California Coastal Commission shall prepare and implement a Habitat Conservation Plan for the long-term preservation of habitat remaining within the Los Osos Greenbelt, including habitat remaining on individual vacant lots.

For more information about the Los Osos Wastewater Project, please visit our web site at: <http://www.slocounty.ca.gov/PW/LOWWP.htm>