

ATTACHMENT 2

EXHIBIT B - CONDITIONS OF APPROVAL DRC2013-00072 Rau

Approved Development

1. This approval authorizes the addition of a 432 square-foot art studio to an existing single family residence. The new art studio is accessory to the main house, is not a conditioned or livable space and is proposed to be constructed over an existing attached garage at 392 Woodland Drive, in the community of Los Osos.
2. Maximum height is 28 feet as measured from the average natural grade.
3. All development shall be consistent with the approved site plan and architectural elevations.

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

Site Development

4. **At the time of application for construction permits**, all project conditions shall be clearly printed on the plans.
5. **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

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. Provide the County Department of Planning and Building with a fire safety plan approved by CalFire.

Grading, Drainage, Sedimentation and Erosion Control

8. **Prior to issuance of construction permits**, if grading is to occur between October 15 and April 15, a sedimentation and erosion control plan shall be submitted pursuant to Coastal Zone Land Use Ordinance Section 23.05.036.
9. **Prior to issuance of construction permits**, the applicant shall submit a drainage plan for review and approval by the County Public Works Department, which shall conform to the "National Pollutant Discharge Elimination System" storm water management program regulations.

Conditions to be completed during project construction

Archaeology

10. **During construction**, in the event archaeological resources are unearthed or discovered, the following standards apply:
 - a. Construction activities shall cease and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be evaluated by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal

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law. The applicant shall implement the mitigation as required by the Environmental Coordinator.

- b. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.

Building Height

11. The maximum height of the project is 28 feet above natural grade.
 - a. **Prior to any site disturbance**, a licensed surveyor or civil engineer shall stake the lot corners, building corners, and establish the center line of the fronting street at a point midway between the two side property lines and set a reference point (benchmark).
 - b. **Prior to approval of the roof nailing inspection**, the applicant shall provide the building inspector with documentation that gives the height reference, the allowable height and the actual height of the structure. This certification shall be prepared by a licensed surveyor or civil engineer.

Grading, Drainage, Sedimentation and Erosion Control

12. **Prior to or concurrently with on-site grading activities**, permanent erosion control devices shall be installed.
13. All runoff from impervious surfaces such as roofs, driveways, walks, patios, decks, shall be collected and detained on-site, or passed on through an effective erosion control device or drainage system approved by the County Engineer.
14. Grading, filling or site disturbance of existing soil and vegetation shall be limited to the minimum areas necessary.
15. Stockpiles and other disturbed soils shall be protected from rain and erosion by plastic sheets or other covering.
16. All areas disturbed by grading activities shall be revegetated with temporary or permanent erosion control devices in place.
17. Appropriate sedimentation measures to be implemented at the end of each day's work.

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

8. **Prior to occupancy or final inspection**, whichever occurs first, the applicant shall obtain final inspection and approval from Cal Fire Department of all required fire/life safety measures.
9. **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.

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

10. 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 23.02.050 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 23.02.042 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
11. 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 23.10.160 of the Land Use Ordinance.