

EXHIBIT B - CONDITIONS OF APPROVAL
Forage Minor Use Permit DRC2013-00063

Approved Development

1. This approval authorizes
 - a. an exception to the design standards modifying the maximum distance requirement for a secondary dwelling to be located more than the maximum distance of 250 feet from the primary dwelling and site disturbance of over an acre. The secondary dwelling will be located approximately 1,000 feet from the primary residence. The project will result in the disturbance of 1.23 acres of an approximately 209 acre parcel.
 - b. maximum height is 35 feet from average natural grade (plans show 18 feet).

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

Site Development

2. **At the time of application for construction permits** plans submitted shall show all development consistent with the approved site plan, floor plan, architectural elevations and landscape plan.
3. **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

4. **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 CalFire for this proposed project and dated February 8, 2014.

Services

5. **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.
6. **At the time of application for construction permits**, the applicant shall submit evidence that a septic system, adequate to serve the proposal, can be installed on the site.

Conditions to be completed prior to issuance of a construction permit for the primary dwelling:

Fees

7. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

Owner Occupancy Requirement

8. **Prior to issuance of a construction permit**, the applicant for the second unit shall record a notice against the property notifying any subsequent purchaser that failure to meet this requirement will subject the second unit to abatement by the county pursuant to Chapter 22.74 of this title. No secondary dwelling shall be allowed on the site unless an owner of the site agrees to occupy one unit on the site as his or her primary residence.

Ordinance Compliance

9. **Prior to issuance of construction permits for the primary dwelling (PMT2013-00934), the code enforcement case (COD2012-00194) for expired permits (PMT2008-00083, PMT2008-00086, PMT2008-00934) shall be resolved, along with permitting of structures where permits were not obtained or are not in compliance with ordinance standards.** Construction permits associated with the code enforcement case, the demolition, conversion of existing structures or the permitting of existing structures can be issued, however final inspections for demolition of existing buildings, conversion of existing structures and the permitting of existing structures must be resolved prior to final inspection or occupancy of the primary dwelling (PMT2013-00934).
10. **Prior to issuance of construction permits for the primary dwelling (PMT2013-00934),** the applicant shall obtain building permits for conversion and/or removal of structures that are not currently in compliance with ordinance standards, including residences and barns. The site can contain only 1 primary residence, a secondary dwelling and caretaker unit along with accessory structures allowed in the Residential Rural land use category. The applicant shall verify that all accessory structures have obtained necessary approvals.
11. **Prior to issuance of construction permits,** the applicant shall prepare a Storm Water Pollution Prevention Plan, per Regional Water Quality Control Board requirements, and an Erosion and Sedimentation Control Plan shall be prepared by a certified sediment and erosion control specialist, registered civil engineer, registered architect or landscape architect, certified California nurseryperson, or licensed landscape contractor. The plan shall consist of graphic and narrative information of sufficient clarity to indicate the nature, extent, location and placement recommendations of the erosion and sedimentation control measures proposed. The location of all practices, methods and devices shall be shown on the grading plan, or on a separate plan attached to the grading plan.

Limitation on Use

12. **Prior to issuance of construction permits,** the applicant shall execute a covenant and agreement with the County in a form acceptable to the County Counsel whereby the applicant agrees, on behalf of himself and his successors in interest to restrict the use of the proposed 900 square foot caretakers unit, constructed at a time when building permits were not required, such that the building will not be used for a secondary dwelling or any other residential purpose not specifically authorized by this approval.

Conditions to be completed prior to occupancy or final building inspection /establishment of the use for the primary dwelling:

13. **Prior to occupancy or final inspection,** whichever occurs first, the applicant shall obtain final inspection and approval from CalFire of all required fire/life safety measures.

14. **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)

15. 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.
16. 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.