

**EXHIBIT B - CONDITIONS OF APPROVAL  
DRC2013-00089 Kitts**

**Approved Development**

1. This approval authorizes
  - a. The demolition of a carport/deck and sunroom, and construction of a 550 square foot garage addition on the first floor, a 660 square foot addition to add a bedroom and bathroom on the second floor of the new garage, and a 210 foot new deck.
  - b. Maximum height is 28 feet from average natural grade.

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

***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**, all project conditions shall be clearly printed on the plans.
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.

***Services***

5. The applicant shall provide a letter from Golden State Water Company stating they are willing and able to service the property.
6. The applicant shall submit evidence that the existing septic system the septic system will be evaluated for compliance with the County Plumbing Code / Central Coast Basin Plan and the Regional Water Quality Control Board requirements.

***Grading, Drainage, Sedimentation and Erosion Control***

7. **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.

## ATTACHMENT 2

8. **At the time of application for construction permits**, the applicant shall submit a complete drainage plan for review and approval by the Public Works Department, in accordance with Section 23.05.040 through 23.05.050 of the Coastal Zone Land Use Ordinance. Drainage plans should be designed to retain water on-site and encourage infiltration when feasible. Natural drainage patterns should be retained and remediated if retention is infeasible on-site.
9. **At the time of application for construction permits**, the project shall conform to the “National Pollutant Discharge Elimination System” storm water management program regulations.
10. **At the time of application for construction and/or grading permits**, the applicant shall submit a Stormwater Control Plan application and Coversheet.

### ***Fire Safety***

11. **At the time of application for construction permits**, the applicant shall submit a Fire Safety Plan in accordance with 23.05.082. All plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code.

### **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.

### **Conditions to be completed during project construction**

### ***Archaeology***

13. **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 law. The applicant shall implement all mitigation measures 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.

***Tree Protection***

14. **Prior to any grading work beginning**, all existing trees within 25 feet of the project limits shall be staked, fenced and/or flagged for protection. These areas to be protected shall be shown on all applicable construction plans. The protection devices shall be installed prior to any vegetation removal and remain in place throughout the grading and construction phases.

**Conditions to be completed prior to occupancy or final building inspection**

15. **Prior to occupancy or final inspection**, whichever occurs first, all plumbing fixtures in the existing residence shall be brought into conformance with Title 19.
16. **Prior to occupancy or final inspection**, whichever occurs first, the applicant shall obtain final inspection and approval from the Cal Fire Department of all required fire/life safety measures.
17. **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)**

18. 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.
19. 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.