EXHIBIT B - CONDITIONS OF APPROVAL
DRC2014-00012 DAY / TENBROECK (REVISED)

Approved Development

1. This Minor Use Permit/Coastal Development Permit authorizes the construction of a 2,650 square-foot, three-level single family residence with an 840 square-foot attached garage and approximately 447 square feet of deck area. The project will result in the disturbance of approximately 3,600 square feet on a 3,600 square-foot vacant residential parcel.

2. Maximum allowable height is 28 feet above average natural grade.

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

3. **At the time of application for construction permits**, all project conditions shall be clearly printed on the plans and construction documents shall be consistent with the currently adopted California Codes.

4. **At the time of application for construction permits**, all plans and engineering drawings shall be prepared by a California Licensed Architect of Record or Engineer for all design portions of the project that do not meet "conventional construction" as defined by the current building code.

Site Development

5. **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.

6. **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.

7. **At the time of application for construction permits,** a landscaping plan shall be submitted, and shall consist of native, drought and fire resistant species that are compatible with the habitat values of the surrounding habitat.

Fire Safety

8. Installation of a fire sprinkler system is required for the residence.

9. **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, to be prepared at the time of application for construction permits by the Cayucos Fire Department for this proposed project.

Services

10. **At the time of application for construction permits,** the applicant shall provide confirmation of water availability letter from County Service Area 10 (Cayucos Water) to service the new residence.

11. **At the time of application for construction permits,** the applicant shall provide confirmation of sewer availability letter from Cayucos Sanitary District to service the new residence.

Grading, Drainage, Sedimentation and Erosion Control

12. **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.

13. **At the time of application for construction permits,** the applicant shall submit a complete erosion and sedimentation control plan for review and approval in accordance with 23.05.036.

14. **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.

Fees

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

Access

16. **Prior to issuance of a construction permit,** the applicant shall submit plans to the Department of Public Works to secure an Encroachment Permit and post a cash damage bond to construct the project access driveway in accordance with County Public Improvement Standards.

Geology and Soils

17. **Prior to issuance of a construction permit,** the applicant shall include recommendations outlined in the Engineering Geologic Investigation report (Geosolutions, August 6, 2014) on all construction and grading plans.

<u>Conditions to be completed during project construction</u>

Building Height

18. The maximum height allowable for the proposed residence is 28 feet above average natural grade.

    a. **Prior to any site disturbance**, a licensed surveyor or civil engineer shall stake the lot corners and building corners.

    b. **Prior to approval of the foundation inspection**, the benchmark shall be inspected by a licensed surveyor prior to pouring footings or retaining walls, as an added precaution.

    c. **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

19. **Prior to or concurrently with on-site grading activities,** permanent erosion control devices shall be installed.

20. 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 devise or drainage system approved by the County Engineer.

21. Grading, filling or site disturbance of existing soil and vegetation shall be limited to the minimum areas necessary.

22. Stockpiles and other disturbed soils shall be protected from rain and erosion by plastic sheets or other covering.

23. All areas disturbed by grading activities shall be revegetated with temporary or permanent erosion control devices in place.

24. 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

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

26. **Prior to occupancy or final inspection**, whichever occurs first, the applicant shall obtain final inspection and approval from Cayucos Sanitary District

27. **Prior to occupancy or final inspection**, landscaping shall be installed in accordance with the approved landscaping plan.

28. **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)

29. In accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way including, but not limited to, project signage, tree planting, and fences without a valid Encroachment Permit issued by the Department of Public Works.

30. 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.

31. 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.

32. The project shall comply with the requirements of the "National Pollutant Discharge Elimination System" Phase 1 and/or Phase 2 storm water management program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.