

EXHIBIT B - CONDITIONS OF APPROVAL

Approved Development

1. This approval authorizes a Minor Use Permit / Coastal Development Permit to allow for an existing as-built 1,707 square foot single family residence (modular home), and the conversion of an existing as-built approximately 1,350 square foot substandard residence into storage/workshop. The project results in the disturbance of approximately 4,000 square feet on a 33-acre parcel.

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

Site Development

2. The applicant shall apply for building permits to permit the existing as-built 1,707 square foot single family residence (modular home), and to permit the conversion of an existing as-built approximately 1,350 square foot substandard residence into storage/workshop.
3. **At the time of application for construction permits**, plans submitted shall show all development consistent with the approved site plan & floor plan.
4. **At the time of application for construction permits**, the applicant shall provide details on any existing or 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.

Access

5. **At the time of application for construction permits**, the applicant shall contact the Public Works Department to secure an Encroachment Permit to for the access driveway in accordance with County Public Improvement Standard.

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.

Conditions to be completed prior to issuance of a construction permit

Services

7. **Prior to issuance of construction permit**, the applicant shall submit a sewage disposal maintenance plan for County Environmental Health Department review and approval.

Fees

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

Conditions to be completed prior to final building inspection

9. The applicant shall obtain building permits to permit the existing as-built 1,707 square foot single family residence (modular home), and to permit the conversion of an existing as-built approximately 1,350 square foot substandard residence into storage/workshop.

Fire Safety

10. **Prior to final inspection**, the applicant shall obtain final inspection and approval from Cal Fire of all required fire/life safety measures.

Development Review Final Inspection

11. **Prior to final inspection**, 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)

12. 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 all final inspections associated to this permit have been completed, and all building permits associated to this permit have been finalized.
13. 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.