

ATTACHMENT 2
EXHIBIT B - CONDITIONS OF APPROVAL

Approved Development

1. This approval authorizes the following development:
 - a. Construction of a 6,800 square foot two-story residence with a 505 square foot basement;
 - b. Construction of a 2,550 square foot detached garage;
 - c. Construction of approximately 4,029 square feet of covered outdoor area, a pool and related site improvements;
 - d. New driveway access
 - e. Approximately 2.31 acres of site disturbance including approximately 9,730 cubic yards of cut and 6,930 cubic yards of fill on the 24.3 acre parcel.

Conditions to be completed at the time of application for construction permits or prior to issuance of construction permits

Site Development

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

Drainage

3. **At the time of application for construction permits**, the applicant shall submit complete drainage plans for review and approval in accordance with the Land Use Ordinance. Drainage may be required to be detained on-site and the design of the detention structure shall be approved by the Department of Public Works.

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.

Exterior Lighting

5. **VS-1: At the time of application for construction permit(s)**, the applicant shall provide an exterior lighting plan. The plan 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 Nacimiento Lake Drive. All lighting poles, fixtures, and hoods shall be dark colored. This plan shall be implemented prior to
6. final inspection or occupancy, whichever occurs first.

Landscaping / Screening / Water Conservation

7. **VS-2: At the time of application for construction permits**, the applicant shall submit a landscape plan to the County Department of Planning and Building for review and approval. The plans shall be developed and signed by a licensed landscape architect and shall show screen planting for the purpose of screening of the structures as follows:
 - a. The screen plants shall be strategically located downslope from the proposed structure (at the north and east facades of the structure).
 - b. Screen planting shall include evergreen trees capable of growing to a minimum height of 35 feet tall. Screening trees shall be planted to adequately screen the new development, including driveways and cut slopes, when viewed from Nacimiento Lake Drive and blend the proposed development into the surrounding environment.

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- c. Trees and shrubs within the screen planting area shall be maintained in perpetuity. Trees and shrubs within the screen planting area that die shall be replaced.

Environmental Health

8. **At the time of application for construction permits**, a pump test should be performed to ensure that there will be sufficient water available to serve the proposed project. The applicant shall contact the Environmental Health Department for specific pump requirements.
9. **At the time of application for construction permits**, the applicant shall submit a water quality test to the Environmental Health Department for review and approval.

Geology and Soils

10. **GS-1: Prior to issuance of construction and/or grading permits**, the applicant shall submit final plans demonstrating compliance with the Geotechnical Engineering Report (*MCG Mid-Coast Geotechnical, Inc., January 17, 2008*) and Geotechnical Engineering Report Update and Landslide Potential (*MCG Mid-Coast Geotechnical, Inc. June 5 and August 13, 2014*).
11. **GS-2: Prior to issuance of construction and/or grading permits**, the applicant shall submit an erosion and sedimentation control plan in compliance with County Ordinance Section 22.52.120.
12. **GS-3: Prior to issuance of construction and/or grading permits**, the applicant shall submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) approved by the State Water Resources Control Board.

Fees

13. **Prior to issuance of construction permits**, the applicant shall pay all applicable school and public facilities fees.

Water

14. **W-1: At the time of application for construction permit**, all plans shall show all water fixtures installed that are not specified in the Uniform Plumbing Code are “ultra low flow” design, where applicable. Water using appliances (e.g., dishwashers, clothes washers, etc.) shall be of high water efficiency design. Additionally, toilets shall be limited to 1.28 gallons/flush; showerheads shall be limited to 2.0 gallons/minute and faucets limited to 2.75 gallons/ minute; spas and hot tubs shall use recirculating systems; and water supply piping shall be installed so each dwelling unit may be served by a separate water meter
15. **W-2: At the time of application for construction permits**, a pump test shall be performed to ensure that there will be sufficient water available to serve the proposed project. The applicant shall contact the Environmental Health Department for specific pump requirements.
16. **W-3: At the time of application for construction permits**, the applicant shall submit a water quality test to the Environmental Health Department for review and approval.

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

Fire Safety

17. Prior to occupancy or final inspection, whichever ever occurs first, the applicant shall obtain final inspection and approval from CAL FIRE of all required fire/life safety measures.

Development Review Final Inspection

18. **Prior to occupancy of any structure**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

Landscaping

19. **VS-3: Prior to final inspection for the single-family residence**, the approved landscape plan shall be implemented, and the applicant shall provide a letter to the San Luis Obispo County Department of Planning and Building for approval demonstrating that the applicant has entered into a contract with a qualified professional for the purpose of monitoring the success of the screen planting area. The monitoring contract shall include a requirement that the monitor conduct at a minimum an annual site visit and assessment of the planting success for five years. At the end of the 5 year monitoring period, the monitoring report shall be submitted to the San Luis Obispo County Department of Planning and Building for approval and shall be used as a determining factor in assessing the successful establishment of the planting as it relates to the bond posted by the applicant. If it is determined that the success criteria has not been met then the applicant shall submit a supplemental landscape screening plan with additional recommendations to achieve the required screening. The plan shall include additional monitoring requirements (as recommended by the landscape architect) to ensure the required screening is achieved.

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

Time Limits

20. 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.
21. 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.