

**REVISED EXHIBIT B - CONDITIONS OF APPROVAL
DRC2013-00083 Lewis**

Approved Development

1. This approval authorizes the following:
 - a) Construction of a 196 square-foot one story bathroom addition to an existing residence at 709 Lucerne Road, Cayucos;
 - b) Relocation of two existing sheds closest to the bathroom addition and west of the easternmost cypress tree. The sheds shall be arranged one directly behind the other to reduce the linear mass and painted to match the existing residence;
 - c) Construction of a 42 square-foot living space addition to an existing residence at 709 Lucerne Road, Cayucos;
 - d) Maximum height of the addition is 14' to match the existing residential structure roof;
 - e) All development shall be consistent with the approved site plan and architectural elevations.

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

Site Development

2. **At the time of application for construction permits**, all project conditions shall be clearly printed on the plans.
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.

Services

5. **At the time of application for construction permits**, the applicant shall provide confirmation of water and sewer availability letters from Paso Robles Beach Water Association and Cayucos Sanitary District to service the property and the addition.

Grading, Drainage, Sedimentation and Erosion Control

6. **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.
7. **Prior to issuance of construction permits**, the applicant shall submit a preliminary drainage, erosion, and sedimentation plan which demonstrates that no stockpiling of dirt or construction materials will occur on the beach; erosion, runoff, and sedimentation

measures to be implemented at the end of each day's work; all construction debris will be removed from the beach daily and at the completion of development; and no machinery will be allowed in the intertidal zone. If there is no feasible way to keep machinery out of the intertidal zone, authorization from the Coastal Commission is required.

Lateral Access Dedication

8. **Prior to issuance of construction permits**, the applicant shall execute and record an offer of dedication for public access along the shoreline. The offer or dedication shall provide for lateral access of twenty-five (25) feet of dry sandy beach along the shore to be available at all times during the year, or from the mean high tide to the toe of the bluff where topography limits the dry sandy beach to less than 25 feet as well as room for any improvement requirements required by Coastal Zone Land Use Ordinance Section 23.04.420 - Coastal Access. The offer shall be in a form acceptable to County Counsel, and shall be approved by the Planning Director and the Executive Director the California Coastal Commission.

Liability

9. **Prior to issuance of any grading or construction permits**, the property owner shall execute and record a deed restriction which acknowledges and assumes the risks of wave action, erosion, flooding, landslides, or other hazards associated with development on a beach or bluff and waives any future claims of damage or liability against the permitting agency and agrees to indemnify the permitting agency against any liability, claims, damages or expenses arising from any injury or damage due to such hazards.

Conditions to be completed during project construction

Building Height

10. The maximum height of the project is 14' to match the existing residential structure roof:
 - a. **Prior to any site disturbance**, a licensed surveyor or civil engineer shall stake the lot corners, building corners, and establish the center line of the fronting street at a point midway between the two side property lines and set a reference point (benchmark).
 - 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

11. **Prior to or concurrently with on-site grading activities**, permanent erosion control devices shall be installed.
12. 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.

13. Grading, filling or site disturbance of existing soil and vegetation shall be limited to the minimum areas necessary.
14. Stockpiles and other disturbed soils shall be protected from rain and erosion by plastic sheets or other covering.
15. All areas disturbed by grading activities shall be revegetated with temporary or permanent erosion control devices in place.
16. 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

17. **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.
18. **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)

19. 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.
20. 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.