

**EXHIBIT B - CONDITIONS OF APPROVAL  
DRC2014-00104 McLaughlin**

**Approved Development**

1. This Minor Use Permit authorizes the construction of a new 2,170 square foot two-story single family residence, a 350 square-foot attached garage and an approximately 230 square foot deck. The proposed Gross Structural Area (GSA) is 2,520 square feet. The project will result in the disturbance of approximately 4,000 square feet on a 5,040 square-foot existing residential parcel.
2. Maximum height is 24 feet (as measured from the center line of the fronting street at a point midway between the two side property lines projected to the street center line, to the highest point of the roof).

**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 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.
5. **At the time of application for construction permits**, the project is subject to the California State Title 24 energy laws.

***Site Development***

6. **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. The covered upper deck shall not exceed 90 square foot.
7. **At the time of application for construction permits**, the applicant shall submit fees and plans to the Department of Public Works to secure an Encroachment Permit to construct the access driveway in accordance with County Public Improvement Standards. The driveway approach shall not exceed 20 feet in width.
8. **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***

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 final confirmation of water availability letter from Paso Robles Beach Water Association to service the new residence.
11. **At the time of application for construction permits**, the applicant shall provide final 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 demonstrate whether the project is subject to the LUO Section for Stormwater Management. Applicable projects shall submit a Stormwater Control Plan (SWCP) prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate BMPs, shall demonstrate compliance with Stormwater Quality Standards and shall include a preliminary drainage plan, a preliminary erosion and sedimentation plan. The applicant shall submit complete drainage calculations for review and approval.
13. **At the time of application for construction permits**, the project may require a full soils report for the design of all building foundations at the time of construction permit application submittal.
14. **At the time of application for construction permits**, the project shall conform to the “National Pollutant Discharge Elimination System” storm water management program regulations.

**Fees**

15. **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**

***Building Height***

16. The maximum height of the project is 24 feet (as measured from the center line of the fronting street at a point midway between the two side property lines projected to the street center line, to the highest point of the 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***

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

## Attachment 2

18. 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 device or drainage system approved by the County Engineer.
19. Grading, filling or site disturbance of existing soil and vegetation shall be limited to the minimum areas necessary.
20. Stockpiles and other disturbed soils shall be protected from rain and erosion by plastic sheets or other covering.
21. All areas disturbed by grading activities shall be revegetated with temporary or permanent erosion control devices in place.
22. 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**

23. **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.
24. **Prior to occupancy or final inspection**, whichever occurs first, the applicant shall obtain final inspection and approval from Cayucos Sanitary District
25. **Prior to occupancy or final inspection**, landscaping shall be installed in accordance with the approved landscaping plan.
26. **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)**

27. 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.
28. 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.